

Brickfield Stud, Cemetery Hill, Exning Road, Newmarket

Desk-Based Assessment

SCCAS Report No. 2012/111

Client: Mr G Lambton

Author: J. A. Craven

July 2012

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Brickfield Stud, Cemetery Hill, Exning Road, Newmarket

Archaeological Desk-Based Assessment Report

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HER Information

Site Name:	Brickfield Stud, Cemetery Hill, Exning Road, Newmarket
Report Number	2012/111
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Grid Reference:	TL 6241 6516
Oasis Reference:	130724
Curatorial Officer:	Dr Jess Tipper
Project Officer:	John Craven
Client/Funding Body:	Mr G Lambton

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List of Abbreviations used in the text

DBA	Desk Based Assessment
HER	Historic Environment Record
NPPF	National Planning Policy Framework
OD	Ordnance Datum
OS	Ordnance Survey
PAS	Portable Antiquities Scheme
PDA	Proposed Development Area
PPG 16	Planning Policy Guidance 16
PPS 5	Planning Policy Statement 5
SM	Scheduled Monument
SCCAS/FT	Suffolk County Council Archaeological Service/Field Team
SCCAS/CT	Suffolk County Council Archaeological Service/Conservation Team
SSSI	Site of Special Scientific Interest

Summary

An examination of the Suffolk HER, aerial photographic survey, documentary and cartographic search and a site inspection, has set the proposed 11ha development area (PDA) within its immediate archaeological landscape.

In general the topographic location of the PDA and the known archaeology of the surrounding area suggests that there is a moderate to high potential for encountering archaeological deposits of prehistoric to medieval date within the PDA, and that such deposits are likely to be well preserved and at relatively shallow depths.

Further archaeological investigation, beginning with a programme of trial trench evaluation to identify and assess the extent, character, density, depth and level of preservation of any archaeological deposits is therefore recommended prior to submission of a planning application.

Consultation with the LPA'S archaeological advisor, SCCAS/CT, is recommended at the earliest possible opportunity to determine the actual program of archaeological works required as archaeological investigations can have considerable time and cost implications for any development.

1. Introduction

1.1 Project Background

This archaeological DBA has been commissioned by Wilby and Burnett LPP on behalf of the client Mr G. Lambton.

This DBA is the first stage of a programme of archaeological works to access the archaeological potential of the PDA and has been requested by SCCAS/CT in order to establish the baseline information about the site and allow the LPA to take into account the particular nature and the significance of any below-ground heritage assets in any future planning application.

The proposed development is for a community football project, consisting of a series of sports pitches and associated infrastructure, car parking etc.

1.2 Site description

The subject of this DBA covers an area of approximately 11ha centred at TL 6241 6516, in the parish of Newmarket (Fig. 1).

The present land use is as open pasture for the existing stud, with a series of paddocks marked by wooden post and rail fencing. A stable barn and yard, accessed by a gravel track from Exning Road lie in the centre of the PDA. The paddocks are dotted with several clumps of mature deciduous trees and a line of trees crosses the centre of the PDA from north-west to south-east. A second intermittent line of trees crosses the northern end of the PDA from south-west to north-east. The southern paddock, marked on OS mapping as being wooded is in fact open pasture.

The site is bordered to the north-east by Exning Road, to the north-west by a tree belt and then the raised bank of the A14, and to west and south-east by mature tree belts or woodland.

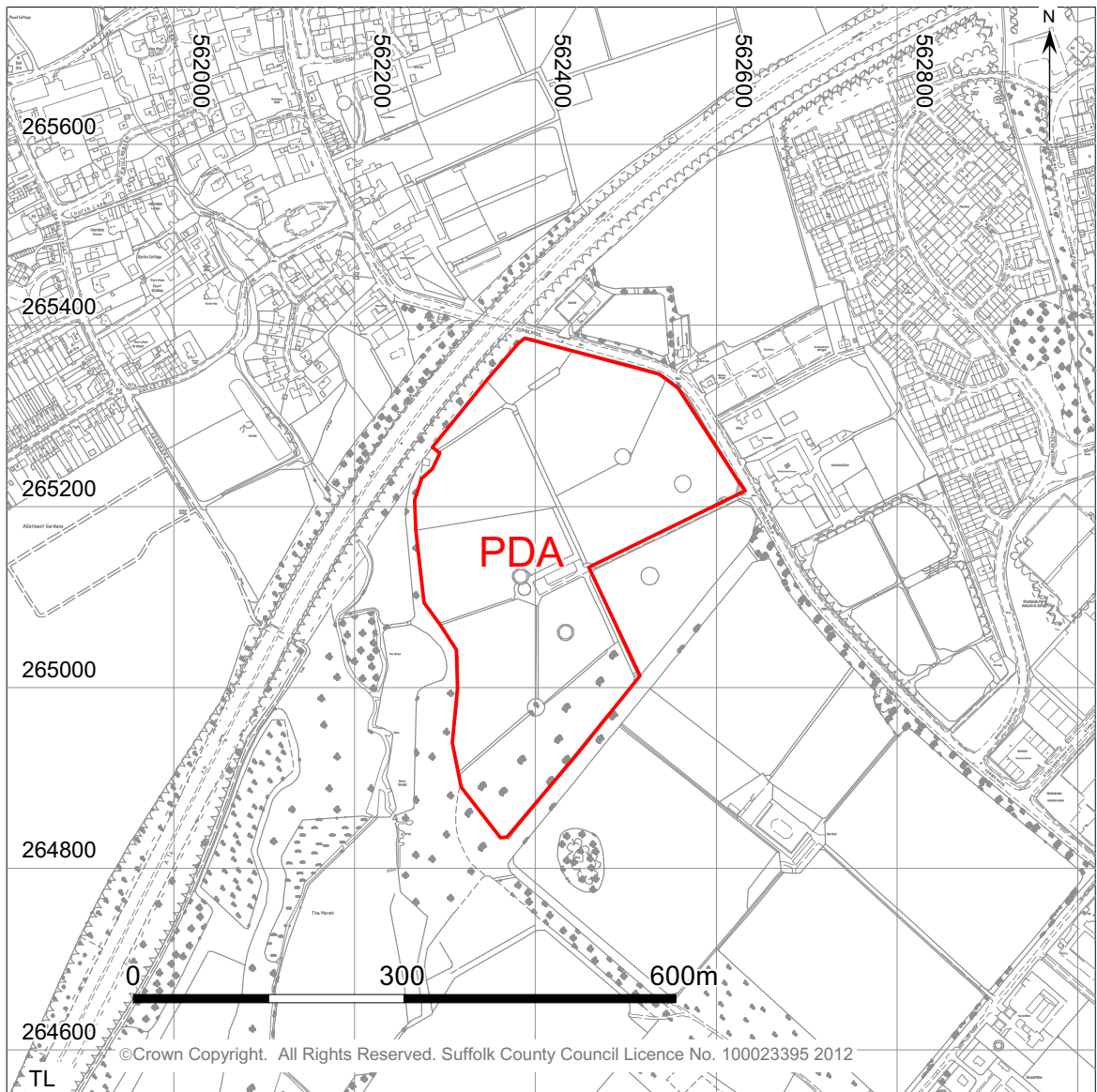
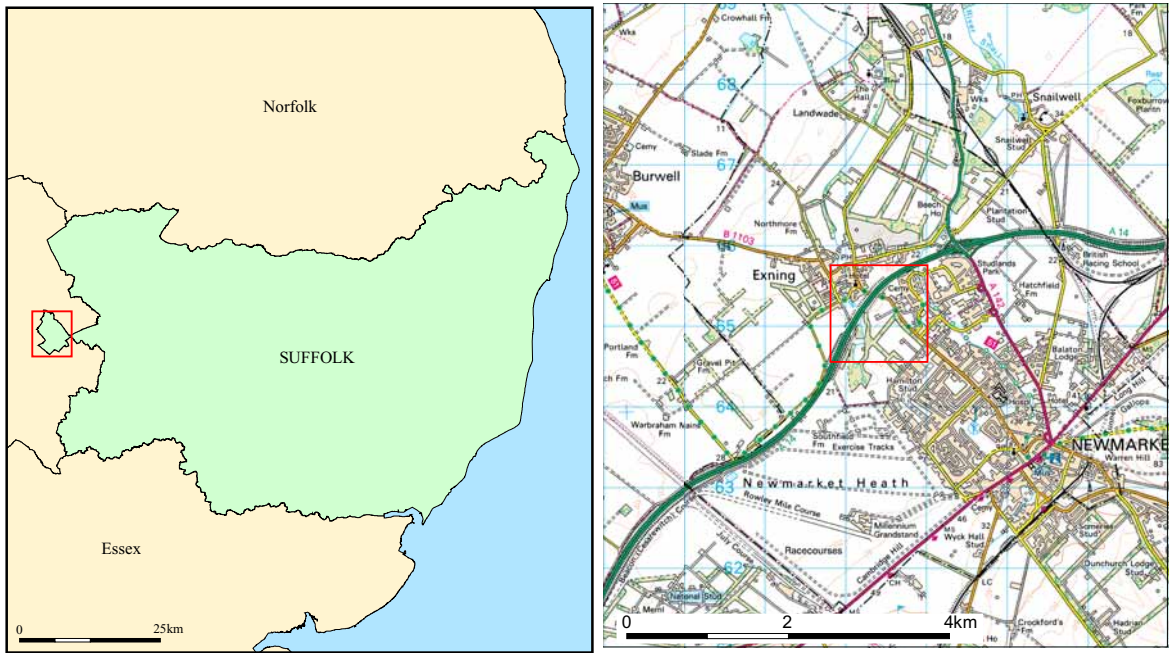
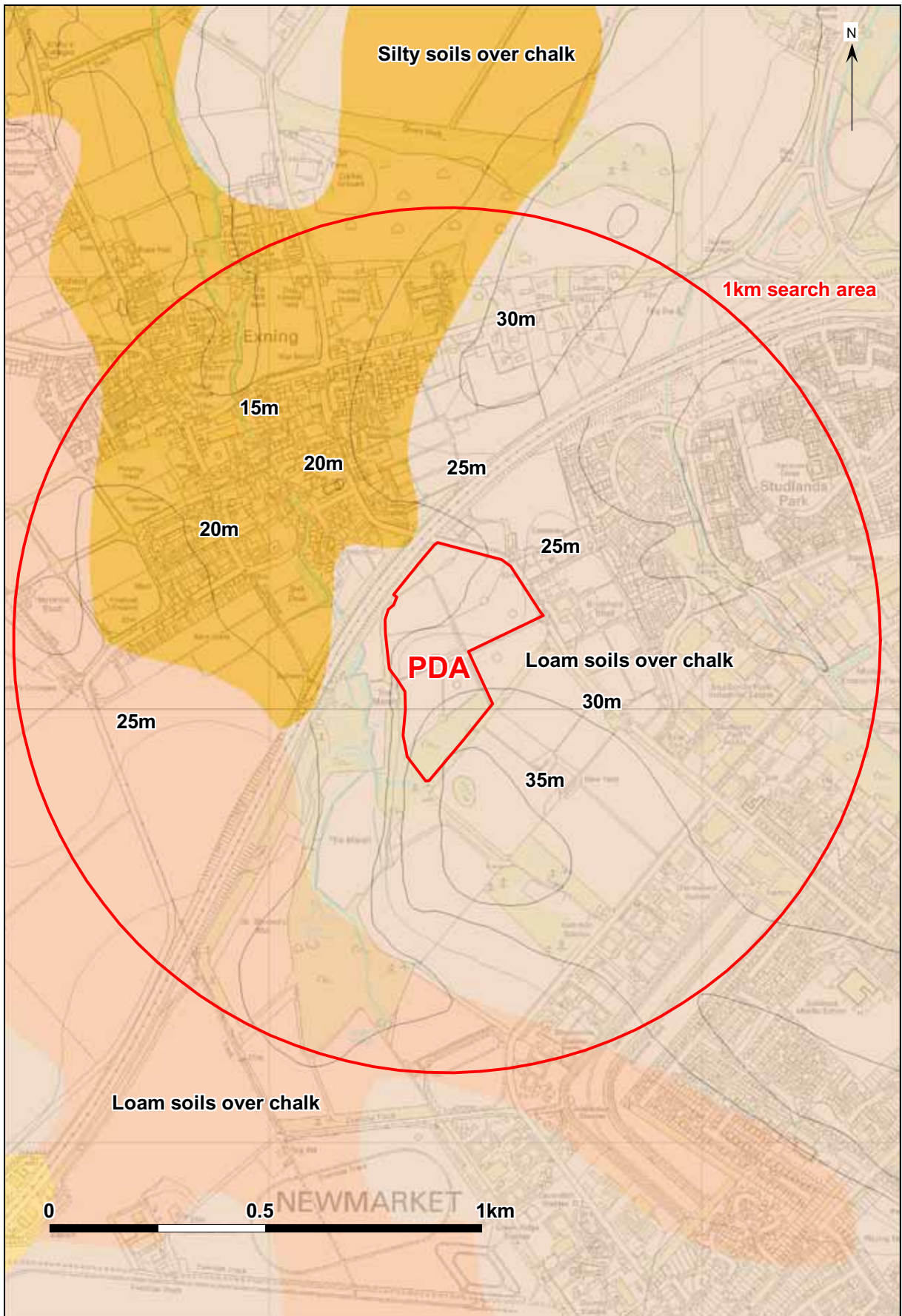


Figure 1. Location map



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Figure 2. Topography and geology

1.3 Topography and geology

The PDA is located immediately to the east of a tributary of the New River, which in turn joins the River Cam. This tributary arises c.500m to the south at Favin's Head and within the the area known as Seven Springs or The Marsh adjacent to the site. The localised topography of the PDA is gently undulating, with an overall slight slope to the north-west from a high point at the southern end of the PDA.

The PDA is on deep well drained coarse and fine loamy soils over chalk (Ordnance Survey 1983) (Fig. 2).

1.4 Scope of this report

In order to set the PDA in its archaeological context a study area of a 1km radius from its centre was selected for examination (Figs. 2-4).

In accordance with the NPPF, the Government's guidance on archaeology and planning, (<http://www.communities.gov.uk/publications/planningandbuilding/nppf>) and based on a SCCAS/CT specification, this assessment examines the available archaeological sources. These include the Suffolk HER, reports of any archaeological investigations, all readily available cartographic and documentary sources, an aerial photographic survey and a site walkover.

1.5 Aims

The aim of the DBA is to determine as far as reasonably practicable from the existing records, the previous landuse, the nature of the archaeological resource and the potential resource within the PDA. In particular the DBA will:

- Collate and assess the existing information regarding archaeological and historical remains within and adjacent to the PDA.
- Identify any known archaeological sites which are of sufficient potential importance to require an outright constraint on development (i.e. those that will need preservation *in situ*).

- Assess the potential for unrecorded archaeological sites within the application area.
- Assess the likely impact of past land uses (specifically, areas of quarrying) and the potential quality of preservation of below ground deposits, and where possible to model those deposits.
- Assess the potential for the use of particular investigative techniques in order to aid the formulation of any mitigation strategy.

1.6 Methods

The methodology involved interrogating the following sources of data to meet the aims of this DBA.

A search of the Suffolk HER for any records within 1km from the centre of the PDA. The results are described and mapped in section 2 below.

An examination of the literature with reference to archaeological excavations within the study area.

An examination of the metal detecting and fieldwalking survey data recorded on the Portable Antiquities Scheme (PAS) database.

A search for listed buildings that may have a line of sight to the PDA was carried out. A summary is presented in section 2.2 below.

An aerial photographic survey was requested of Air Photo Services, who deemed that it would be of little benefit (see section 2.4 below).

A historical documentary search, including an assessment of all cartographic sources was commissioned. The results have been summarised in section 2.5 below, with the full report presented in Appendix 2.

A site walkover was conducted on the 24/07/2012, for which notes and digital

photographs were taken.

1.7 Legislative frameworks

National Planning Policy Framework (which replaced PPS5 in March 2012) provides guidance for planning authorities, developers and others on planning and the historic environment (paragraphs 128 & 129 below).

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The Ancient Monuments and Archaeological Areas Act of 1979 statutorily protects Scheduled Ancient Monuments (SAMs) and their settings as nationally important sites.

Listed buildings are protected under the Listed Buildings and Conservation Areas Act of 1990. This ensures that listed buildings are given statutory protection against unauthorised demolition, alteration and extension. Buildings are listed because they are of special architectural importance, due to their architectural design, decoration and craftsmanship; also because they are of historical interest. This includes buildings that

illustrate important aspects of the nation's social, economic, cultural or military history or have a close association with nationally important persons or events.

Conservation Areas are designated for their special architectural and historic interest, usually by the local planning authority. Any alterations to properties, structures, trees etc in a conservation area may need permission from the local planning authority.

A Site of Special Scientific Interest (SSSI) is an area that has been notified as being of special interest under the Wildlife and Countryside Act of 1981, due to its flora, fauna or geological or geomorphological features.

A Registered Park or Garden is a site included on the 'Register of Historic Parks and Gardens of special historic interest in England' which is maintained by English Heritage. It currently identifies over 1,600 sites assessed to be of national importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of a registered park or garden.

2. Results

2.1 Suffolk HER search

The HER only represents the archaeological material that has been reported, this is the 'known' resource. It is not therefore, a complete reflection of the whole archaeological resource of this area because other sites may remain undiscovered, this is considered as the 'potential' resource. Figure 3 shows all sites (unlabelled) recorded in the HER within 1km of the PDA, labelled phase plans of HER sites are shown in Figs 4-9. The following descriptions are derived from the HER entries.

All known archaeological sites within the PDA

There is one HER entry recorded within the PDA (Fig. 3).

EXG 046. Lodes - Granta Relief Scheme. A rapid stripped surface survey identified a small concentration of worked flints (none burnt) seen over a 40m length of a six meter wide topsoil strip for a water pipeline. Potential subsoil features were masked by vehicle churning of surface.

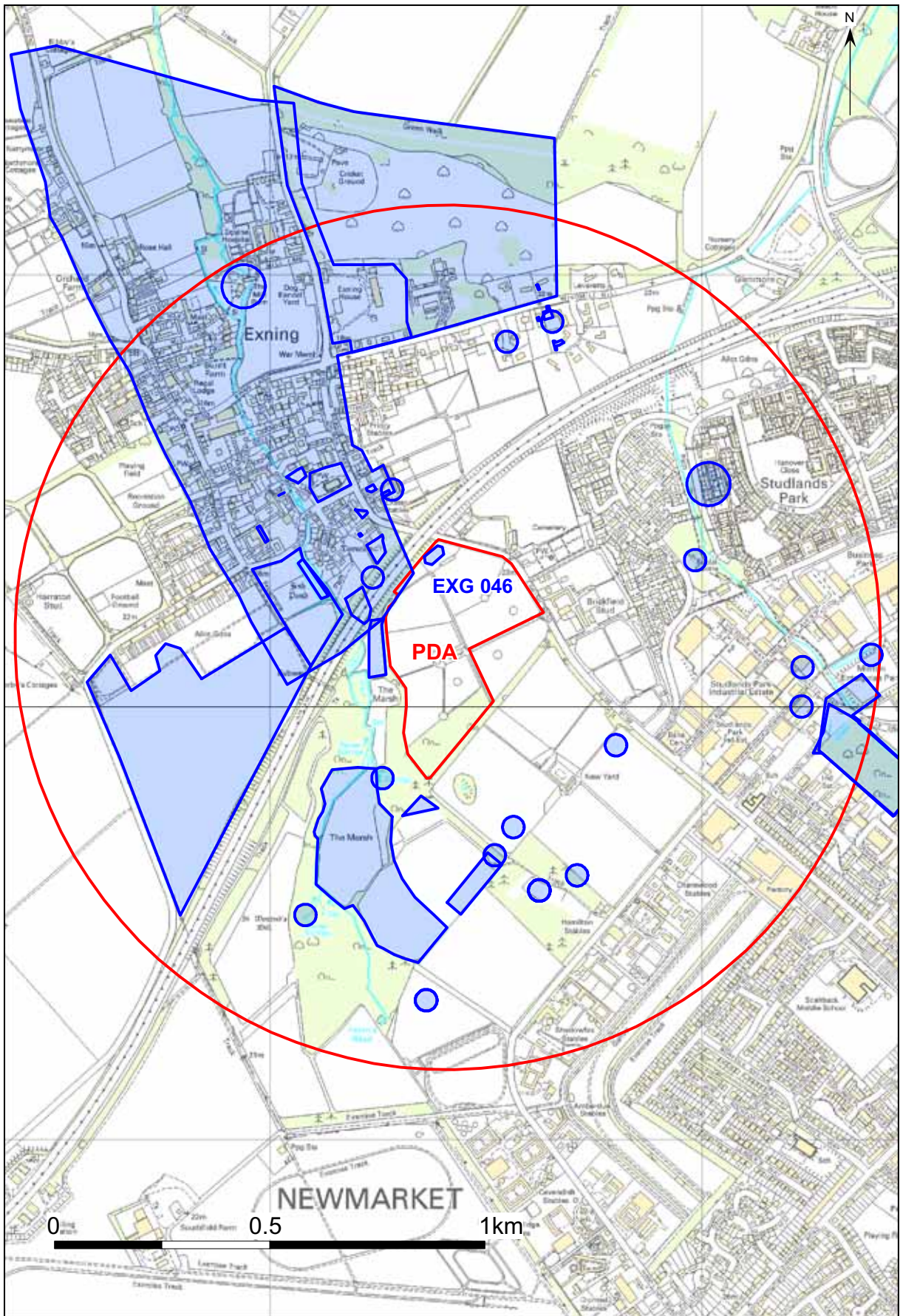
All known archaeological sites within 1km of the PDA

There are a further thirty-eight sites, including several with multi-period features or deposits, recorded in the Suffolk HER entries within 1km of the centre of the PDA.

Palaeolithic (BC 500,000 – BC 10,001)

(Fig. 4)

EXG 004. Hamilton Stud Farm. "Flint implements" found in gravel pit at various times since 1898, probably Paleolithic.



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Figure 3. HER sites within 1km of the PDA

Mesolithic (BC 10,000 – BC 4,001)

(Fig. 4)

EXG 051. Surface finds of worked flint located during metal detecting survey. Further worked and burnt flint noted over whole field.

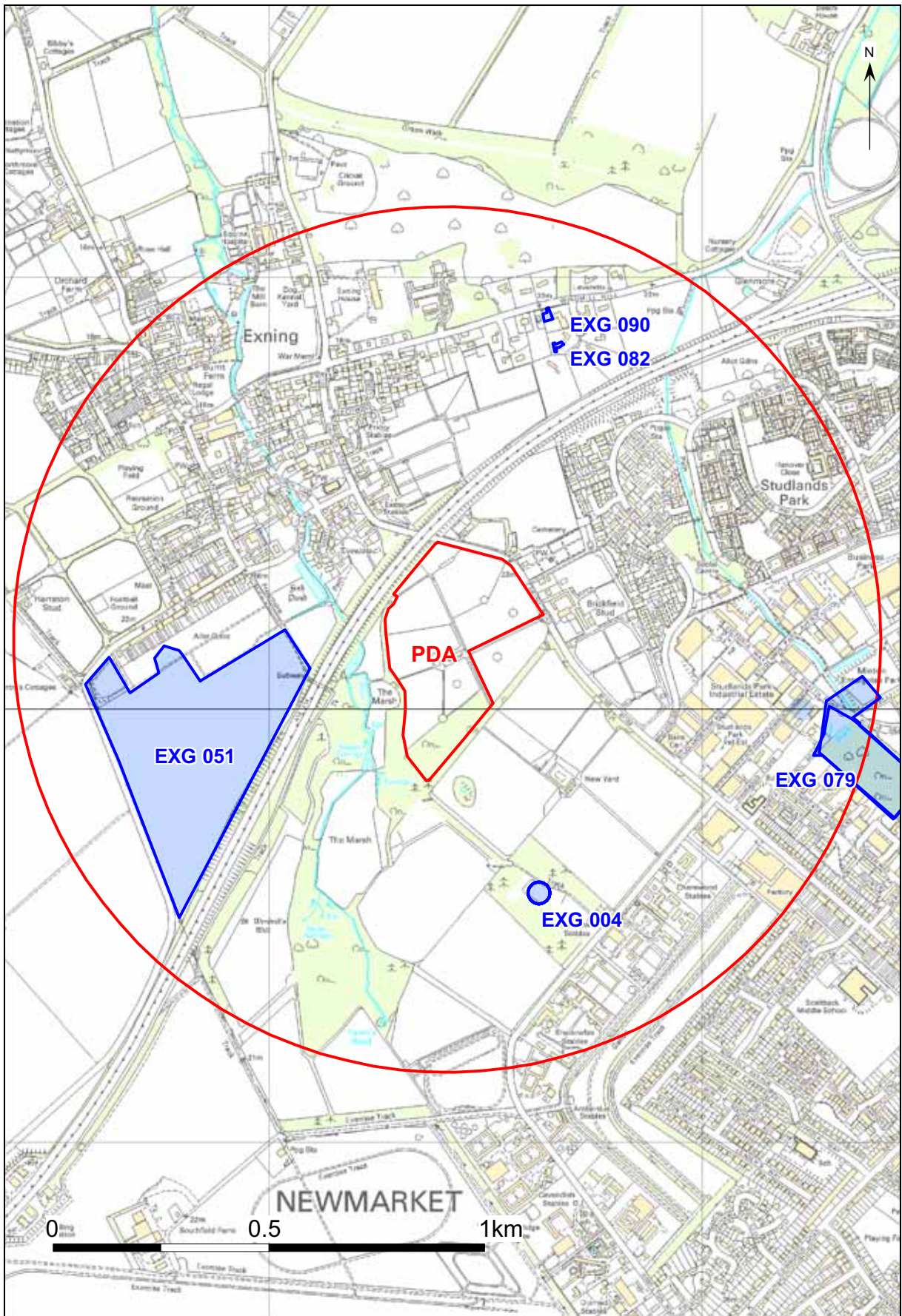
EXG 079. Hourglass perforated (pebble?) hammer found (with JCB) in material underlying a late Victorian bottle dump.

Iron Age (BC 800 – 42 AD)

(Fig. 4)

EXG 082. 7 The Highlands, Exning. A small archaeological excavation at 7, The Highlands, Exning, Suffolk identified a 20m length of a single, 4m wide, ditch of Early Iron Age date, with evidence of later quarrying to the north and south. Possibly enclosing a settlement on the high ground of Windmill Hill, the ditch was used as an area for the disposal of domestic waste, upon falling into disuse. The upper fills of the ditch contained one of the largest pottery and worked flint assemblages known in Suffolk, with fragments of nearly 800 separate vessels of a domestic nature being recovered. A date range of 800-600/550 BC for the assemblage has been confirmed by AMS radiocarbon analysis. The ditch is currently an isolated feature but indicates the presence of a substantial and hitherto unknown Early Iron Age settlement in the immediate vicinity.

EXG 090. 8, The Highlands, Exning. An archaeological trial trench evaluation recovered isolated finds of Iron Age, Roman and medieval date from a buried soil horizon but there was no indication of any activity relating to either the nearby site of an Iron Age enclosure or of an Anglo-Saxon cemetery believed to lie partially under the property.



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 Figure 4. Prehistoric sites within 1km of PDA centre

Roman (43 AD – 409 AD)

(Fig. 5)

EXG 001. Roman wells.

EXG 002. Roman well, identified in 1948 due to subsidence. Contained Roman pottery.

EXG 003. Group of natural springs to NE of St Wendred's Well (EXG 025) supposed to have been used as baths by the Romans. Marked as Roman Baths (OS 1927) and Roman Remains (OS 1959). No building material noted in the vicinity (OS 1968) but wells etc on adjacent higher ground.

EXG 004. Hamilton Stud Farm. Pottery sherds, silver and bronze coins found at various times since 1898.

EXG 010. The Island. Roman pottery sherds, including samian and colour coated, found below moat mound.

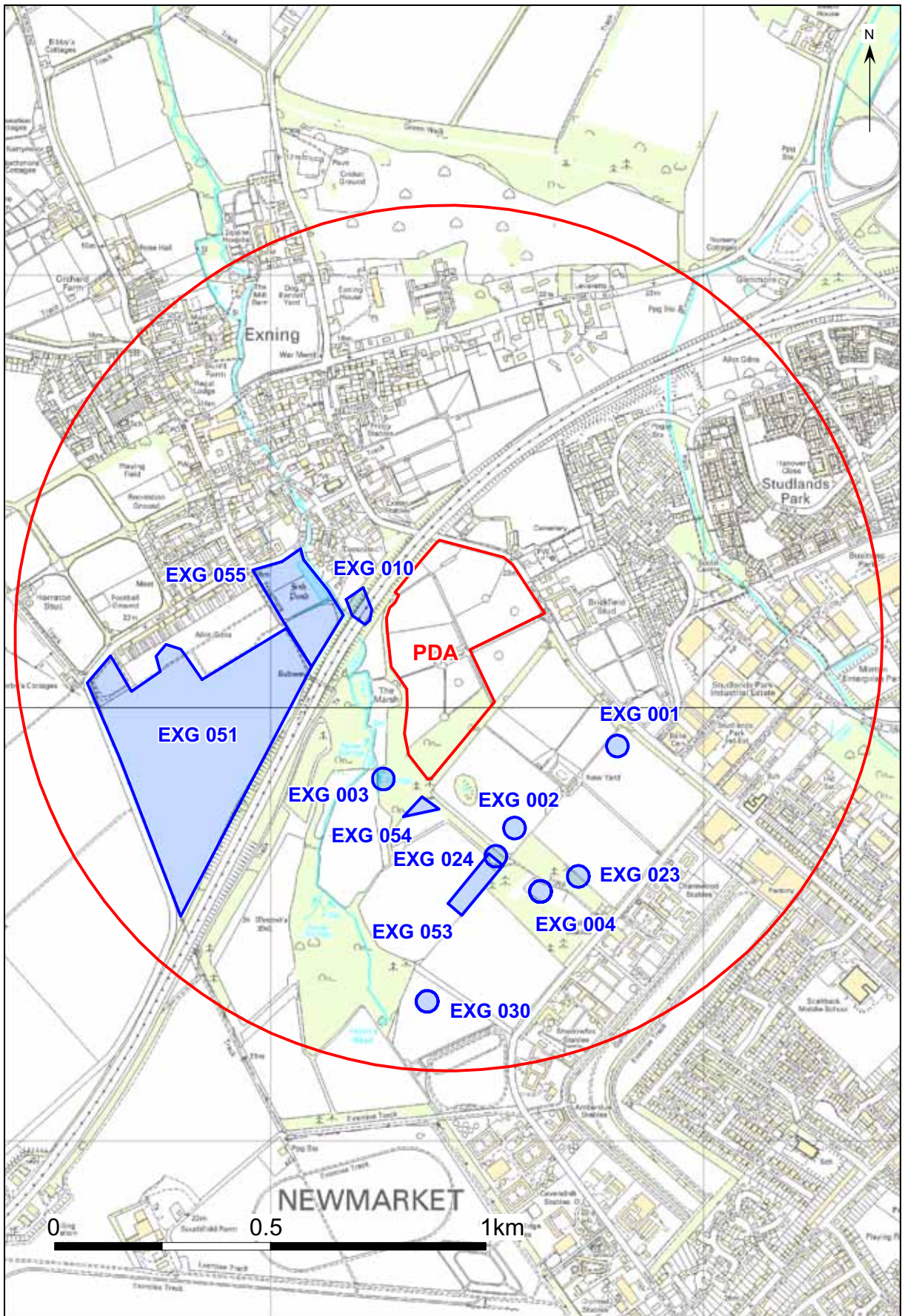
EXG 023. Roman well, cut into chalk, total depth 53 feet. Excavated by amateurs to 29 feet, then by Cambridge Archaeology Field Club. Chalk masonry wall found in top 4 feet. The backfill probably a deliberate infill of c.3rd century. Finds included bronze tweezers, rings, bone pins, a few coins and pottery sherds of late 2nd century to end 3rd century date.

EXG 024. Roman pottery sherds, near Roman wells EXG 002 and 023.

EXG 030. Spiral-headed bronze pin (Iron Age or Roman date) and four Roman bronze coins, dated 3rd-4th century, found by metal detector.

EXG 051. Plentiful scatter of Roman pottery and one disc brooch found on surface of field. Further metal detected and fieldwalked finds included a small bronze, very worn, bracelet and pottery.

EXG 053. Roman finds from rapid metal detector survey of small cultivated field within area of mainly paddocks. Said to be a few finds of pottery (most non-metallic



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 Figure 5. Roman sites within 1km of PDA centre

finds were not collected and metal finds were restricted to items identified using discriminator on detector, i.e. no lead or iron). Worked flints present but not collected. Finds identified include c.16 coins from small (c.8m x 8m) area and fifteen coins of 2nd-4th century date, plus lozenge shaped enamel fitting

EXG 0054. Roman finds from rapid metal detector survey of small cultivated field within area of mainly paddocks. Said to be a few finds of pottery (most non-metallic finds were not collected and metal finds were restricted to items identified using discriminator on detector, i.e. no lead or iron). Roman finds listed as silver/iron forgery of a denarius, thirty-two 3rd-4th century bronze coins, and various sherds of pottery.

Further 81 mainly Roman coins later recovered from EXG 053 & 054, plus lots of pottery and worked flints.

EXG 0055. Site said to be repeatedly metal detected by friend of landowner - finds said to be Roman.

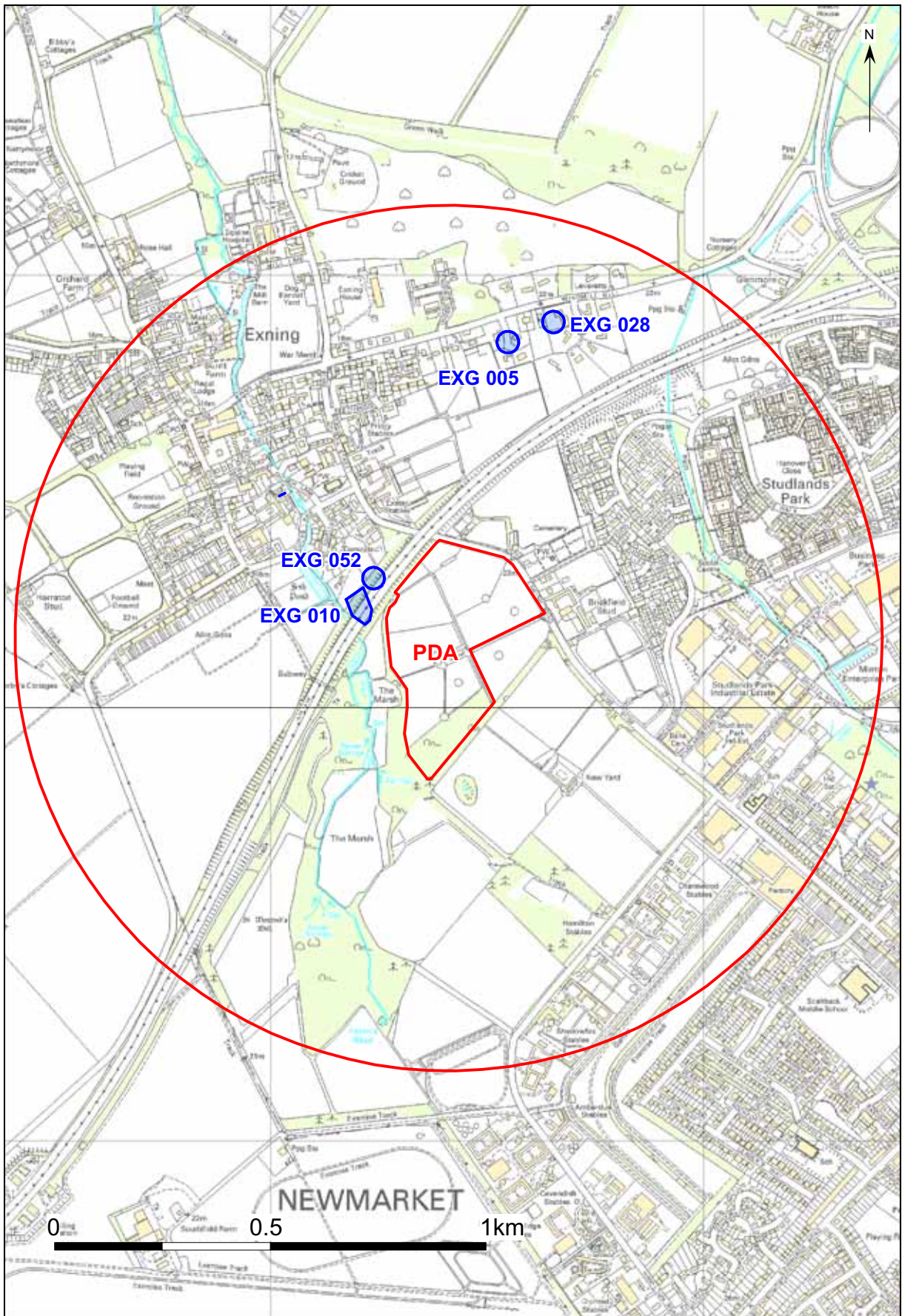
Anglo-Saxon (410 AD – 1065 AD)

(Fig. 6)

EXG 005. Windmill Hill. Reported location of Anglo-Saxon inhumation cemetery. "Iron dagger found in 1900". 4 cruciforms, a number of small-long brooches, amber beads. An excavation in 1974-1975 found nothing and the site was built upon 1976- 1977. See EXG 028 for probable correct location.

EXG 010. The Island. Excavation of moated site identified timber slots etc pre-dating moat mound together with Thetford, St Neots and Pingsdorf wares indicating definite occupation during Late Anglo-Saxon period prior to construction of moat mound.

EXG 028. Windmill Hill. Two inhumation burials found when excavating house footings, one with iron spearhead, shield boss, knife, stud, and small bronze fragments. Further monitoring of extensive footings at The Highlands identified no further burials were found.



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 Figure 6. Anglo-Saxon sites within 1km of PDA centre

EXG 052. Two overlapping areas excavated to establish nature of Anglo-Saxon settlement earlier identified to south-west during excavations of moated site, EXG 010. Three discontinuous slots, four post holes & two probable animal features were identified. Two of the slots are believed to represent the sides of a hall type building about 12.5m long by 6.5m wide. The other slighter, slot may belong to another building. Finds consisted of a grass-tempered sherd and a rim of probably Early Anglo-Saxon date and body sherds of either Ipswich or Thetford type wares from the slots. The preponderance of Late Anglo-Saxon finds from EXG 010 supports a Late Anglo-Saxon date for the slotted building here.

Medieval (AD 1066 – AD 1539)

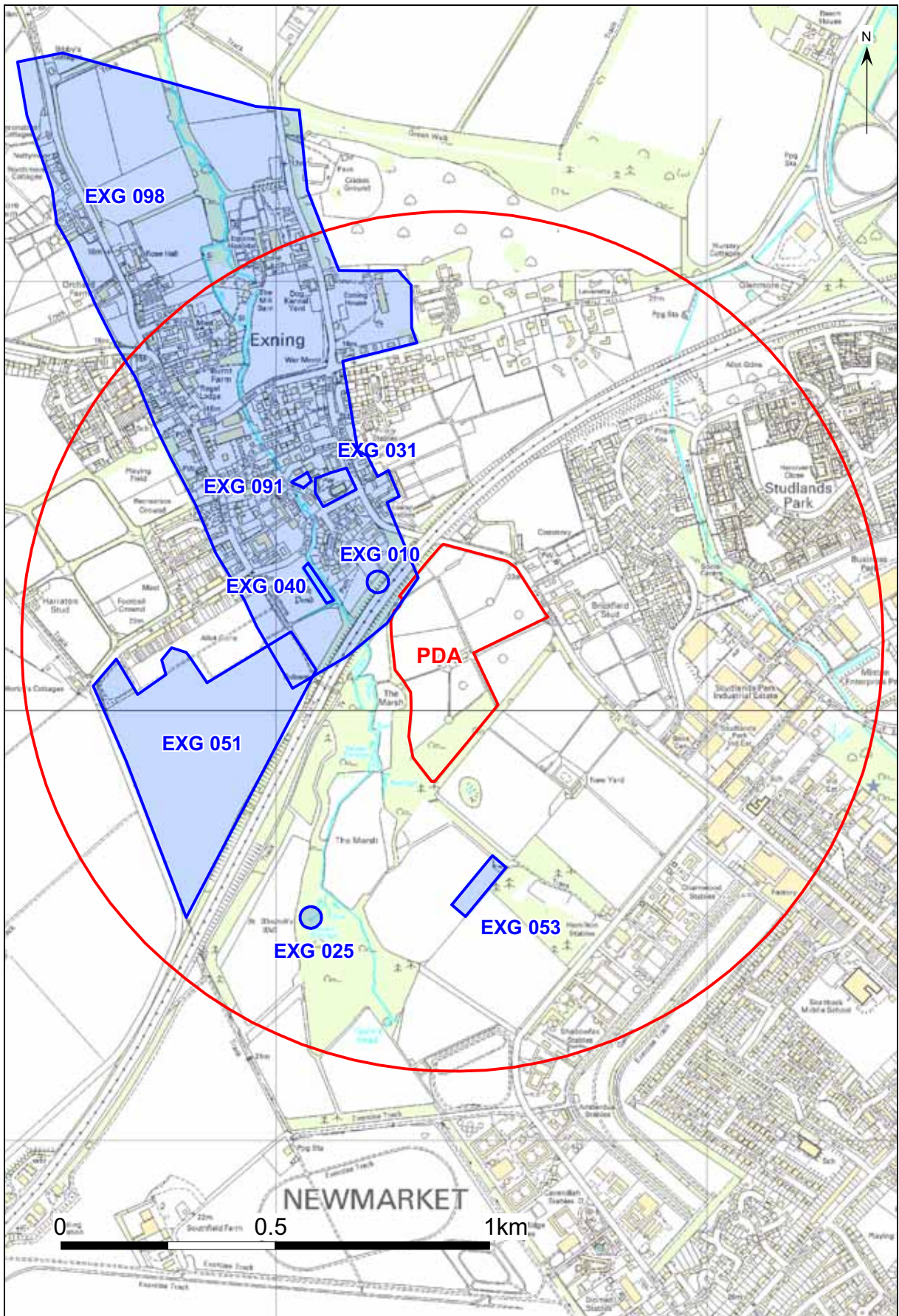
(Fig. 7)

EXG 010. The Island. Moat island, roughly rectangular with a raised central mound, formerly unoccupied and tree covered, possibly the site of the manor of Well Hall. No house plan recovered but pottery sherds of 13th-14th century date. Destroyed by construction of the A45 in 1973 and de-scheduled.

EXG 025. St Wendred's Well, St Mildred's Well, Seven Springs. Marked on OS 1st edition map as 'St Mindred's Well', in an area known as the Seven Springs. OS maps from 1836 name it as St Mindred's Well until 1925 when it became St Wendred's Well. St Wendreda is an obscure Anglo-Saxon female saint who is claimed to have been born at Exning around AD 630 and is presumably the foundress of a nunnery at March, Cambridgeshire, where a 14th century church is dedicated to her.

Originally St Mildred's Well (a cousin of St Ethelreda) - a lane leading to St Mildred is mentioned in an Exning document of 1530. It appears to have continued to have been named as such until the 19th century.

Various (recent) claims for its early use for healing by St Wendred, though any documentary evidence for its early use as a holy well needs checking. There was a medieval chapel of St Mildred & associated hermitage in Exning. Hermit Philip de Clifton was recorded at chapel of St Mildred in 1389. Said to have been a place of



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 Figure 7. Medieval sites within 1km of PDA centre

pilgrimage that was later overshadowed by the Walsingham Shrine. 19th century directories of Exning say that St Etheldreda of Ely was baptised at the Seven Springs.

EXG 031. Church of St Martin, Exning. Church within the diocese of St Edmundsbury and Ipswich, archdeaconry of Sudbury, deanery of Mildenhall. The chancel is Early English and the core of it is late 12th century.

EXG 040. `Fish ponds' shown on OS map consisting of two linear ponds running north-west to south-east, linked by short ditch across dividing arm. Date unknown but probably medieval, possibly linked to moat 70m to E (EXG 010) although divided from it by stream.

EXG 051. Surface and metal detected finds. Medieval finds listed as bronze seal matrix, Die with 6-pointed star with letter T in centre - probably 14th-15th century, silver long cross penny of Henry III (1248-50), a bronze belt tongue-hole surround, various lead pierced weights, one rim and one body sherd of Thetford type ware, 12th-13th century coarseware sherds, one glazed body sherd and one floor tile fragment.

EYE 053. Two cut half pennies of Henry III and John. One coin Henry VII.

EXG 091. Land adjacent to St Martin's Church Hall. An evaluation recorded a medieval quarry pit dating to the 13th-15th century, an undated pit and several postholes, possibly relating to a structure. A small quantity of medieval pottery was recovered, along with a single residual Romano-British sherd.

EXG 098. Indicative area of the historic settlement core of Exning, defined from historic maps, the locations of listed buildings and artefact scatters. 'The New Market' (Novum Forum) grew up at the southern end of Exning along the Icknield Way (circa 1200). Grant of market and Fair to William Valence (1258).

Post-medieval (AD 1539 – AD 1900)

(Fig. 8)

EXG 041. Dovecote on the edge of a stable complex.

EXG 048. The Old Brickworks, Studlands Park. Brick kiln & works at Exning. Operated by Alfred Fisher 1900-1904. Named as 'The Old Brickworks' on 1902 OS map, within 'The Brickfield'. Nothing on 1880's OS map and largely gone by 1920's OS mapping.

EXG 051. Miscellaneous post-medieval surface and metal detected finds from field.

EXG 054. Post-medieval detector finds including musket balls.

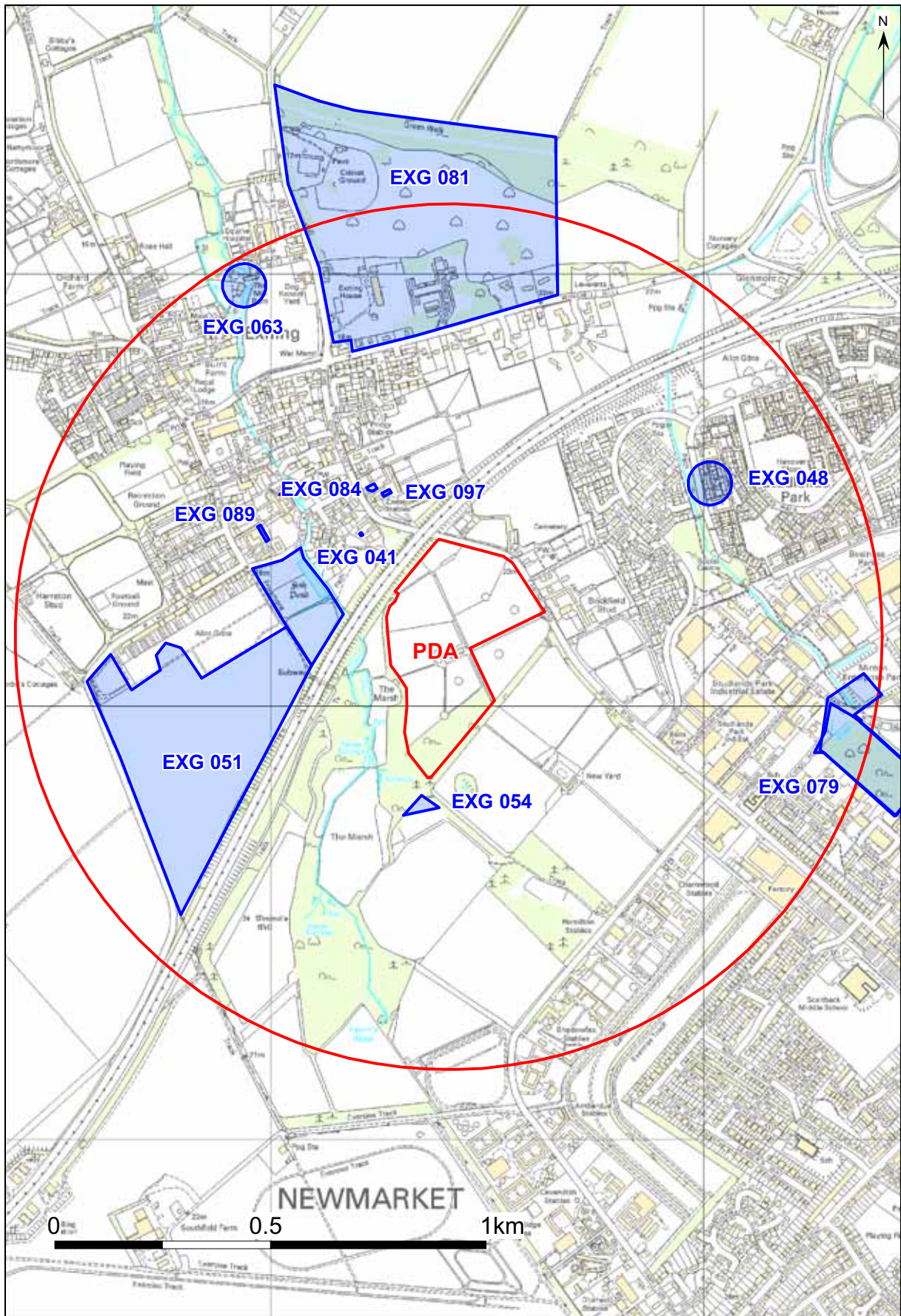
EXG 063. The Mill House. Mill mentioned in deed of 1600 and in another deed of 1868. Shown on Hodskinson's map of 1783.

EXG 079. Old Sewage Works. Site of late 19th century household dump, in former sand/gravel pits, later used as sewage works. High quality and status finds, said to be the most valuable bottle dump in Britain. Area of former sewage beds heavily looted by bottle diggers, survival and extent of rest of site undetermined.

EXG 081. Exning House and Park. Exning House, a large brick-built structure, was built in 1734. Attached to a 55ha park that was begun after 1812. Most notable about Exning Park is its distinctive design of planting which consisted primarily of beech, lime and horse chestnut trees - but without a single oak tree.

EXG 084. Exeter House, 2 Church Street, Exning. Monitoring for a house extension revealed post-medieval remains of a pit, wall foundation trench, a further unidentified structure, and artefacts.

EXG 089. The Barn, Harraton Court Stables. 19th century clunch barn, with much of its original slate roof still remaining intact. The barn has 11 bays and two threshing floors and is a large and impressive example of a structure built in a distinctive local style from this period. Its fabric is largely original and is of a high quality, despite some 19th and



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 Figure 8. Post-medieval sites within 1km of PDA centre

20th century alterations, making it a rare and historically important structure. A number of evil averting symbols and graffiti have been carved into the frame of this building.

Part of Harraton Court Stables, built during the 1880s by John George Lambton, the third Earl of Durham and a major figure in the history of English racing. Lord Durham's buildings remain highly imposing examples of late-Victorian equestrian architecture and are of considerable significance to the history of Newmarket and its vicinity, but are not listed.

EXG 097. Barn at Exeter Stud. A 17th century timber-framed, brick and clunch 4 bay barn with a tiled clasped-purlin roof. A hay loft was added in the 20th century.

Undated

(Fig. 9)

EXG 006. "Flint implements found" in gravel pits.

EXG 007. "Flint implements found" in gravel pits.

EXG 008. "Flint implements found" in gravel pits.

EXG 009. "Flint implements found" in gravel pits. Probably Paleolithic.

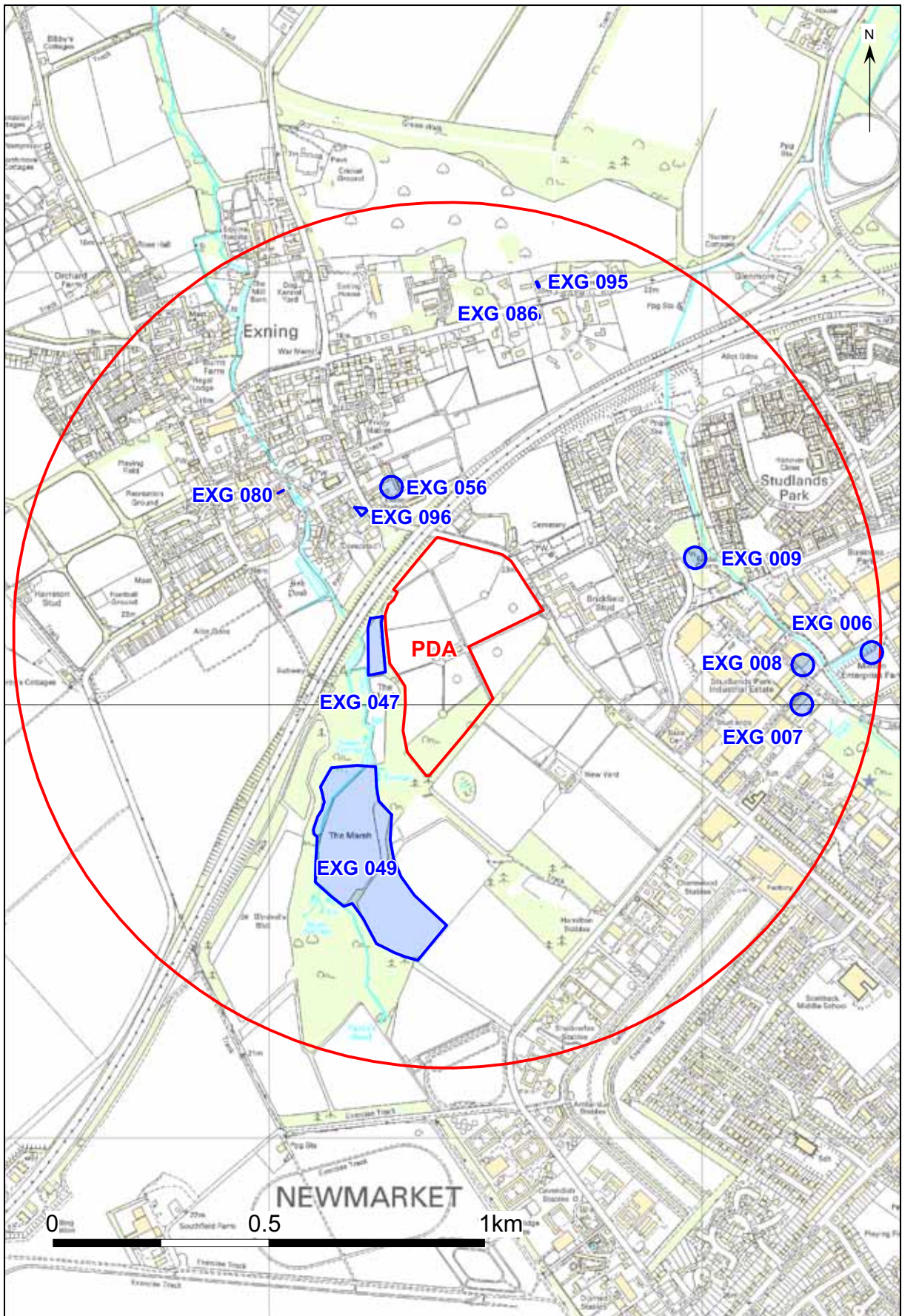
EXG 047. Long, c.130m, low earthwork bank, circa 40cm high, running parallel to wooded slope to east. Survives from new bypass earthwork into south field boundary. Probably marks west boundary of former trackway from Exning to Favin's Head and St Mindred's Well, as shown on OS 1853 edition map.

EXG 049. Mass of mainly rectilinear cropmarks in low lying pasture field beside stream. Mostly probably connected to drainage. Further possible irregular enclosure cropmark on slope to south-east.

EXG 056. Exeter Stables. Evaluation of site of proposed stable block identified a single, undated, narrow gulley. Metal detector finds included two silver Medieval coins.

EXG 080. Pond House, Exning. Monitoring revealed large cut feature on line of former mapped boundary, probably of medieval or post-medieval date. Sealed beneath a probable 19th century chalk surface which may have respected the boundary.

Two small evaluations (**EXG 086 and 095**, Fig. 9) in the vicinity of the Iron Age and Anglo-Saxon sites at Windmill Hill failed to identify any archaeological deposits, as did a third **EXG 096** which lies within the historic village core.



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 Figure 9. Undated sites within 1km of PDA centre

Unmapped sites recorded in the HER from the vicinity of the PDA.

A further three sites for which the location is unknown but may lie within the search area are recorded in the Suffolk HER.

- Palaeolithic handaxe from the vicinity of Hamilton Stud farm.
- Bronze Age hoard found on right-hand side of the road leading from Exning to Newmarket, circa 1832, 'at a depth of more than 10 feet', 'by a man while in search of gravel for the roads'. Probably located at former pits at either EXG 004, EXG 007 or EXG 008.
- Burials found in a gravel pit between 1832 and 1834, again perhaps EXG 004, EXG 007 or EXG 008. Finds included six vessels containing burnt bone, sherds of coarse black ware, Bronze Age spearheads, an arrowhead, glass bead necklace, bronze bracelet, glass bottle, bronze rings etc. Cinerary urn containing nails, burnt bones. Indented beaker containing burnt bone. Some possible confusion between these finds and BA hoard listed above.

2.2 Listed Buildings

A search was carried out on the Suffolk HER and on the National Heritage List for England website (<http://list.english-heritage.org.uk>). There are twelve Listed Buildings within 1km of the centre of the PDA (Fig. 10 and Appendix 2), all of which lie to the north within the settlement core, and Conservation Area, of Exning. All are of post-medieval date except for the medieval church of St Martin. As there are no lines of sight between the PDA and any of the listed buildings, Exning being separated from the PDA by the modern A14 dual carriageway, none of the listed buildings will be affected by the proposed development.

2.3 Scheduled Monuments, Conservation Areas and SSSI's

Scheduled Monuments

There are no SM's within 1km of the centre of the PDA.

Conservation Areas

The Conservation Area of Exning lies immediately to the north-west of the PDA, largely within the 1km search area.

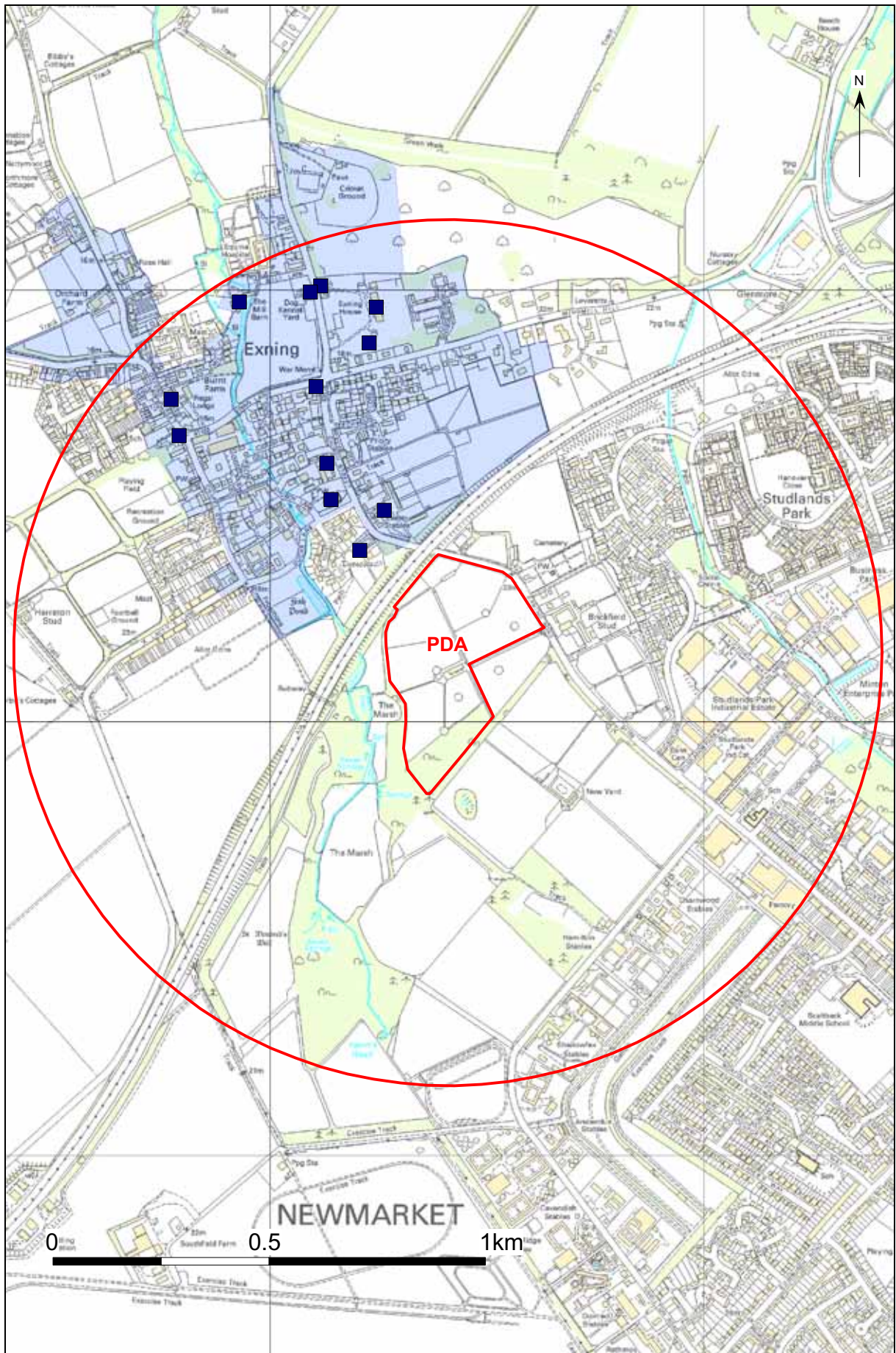
Sites of Special Scientific Interest

There are no SSSI's within 1km of the centre of the PDA.

2.4 Aerial photographic survey summary

The Brief required an aerial photographic survey, for which SCCAS/FT commissioned Rog Palmer of Air Photo Services. His response is given below.

'A quick scan through Google Earth, looking in the brief's 500m radius show that all fields bar one (W of the development) have been in pasture since 1945. Crops and soils in the one arable field look fairly uniform in colour and local soils are reputed to offer only rare crop marked information. I conclude that aerial photographs are unlikely to add anything of archaeological relevance in and around the Development Area.'



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Figure 10. Listed buildings and Conservation Areas within 1km of the PDA

2.5 Documentary study summary

A study of available documentary and cartographic sources has established the 19th century landownership of the PDA and has identified a former road crossing the PDA in the 18th/early 19th centuries, with a second running north-south along its western edge.

However while the Cambridgeshire Record Office is highly likely to contain significant details of the earlier land use and patterns of agriculture in Exning, the report has indicated that a lack of earlier field names on the enclosure map, pre-enclosure map and on an 1858 deed plan would make a search for site specific pre 19th century records difficult.

The full documentary report is included as Appendix 3. Ordnance Survey mapping referred to in the documentary report, and Hodskinson's map of 1783, are included below (Figs. 11-14). The Ordnance Survey maps show the line of the early 19th century road on the west edge of the PDA surviving first as a tree lined track, then simply as a boundary. The second early 19th century road, which crossed the site east-west from the corner in Exning Road, is not shown on the 1st Edition Ordnance Survey. This map however does also seem to lack several field subdivision lines and the existing tree belts and clumps which are all shown on the 2nd Edition map. As the main tree belt appears to match a boundary shown on the pre-enclosure map this suggests that the 1st Edition map may be missing some detail.

Since the early 20th century the PDA is virtually unchanged, the sole modern addition being the central stable barn and trackway to it from the east. The main changes shown in the wider area are the gradual development of houses, stable yards and cemetery in the late 19th and 20th centuries along the east side of Exning Road and, most dramatically, the construction of the A14 dual carriageway to the north, which physically separates the PDA from Exning and totally destroyed the Anglo-Saxon/medieval moated site 'The Island' (EXG 010).

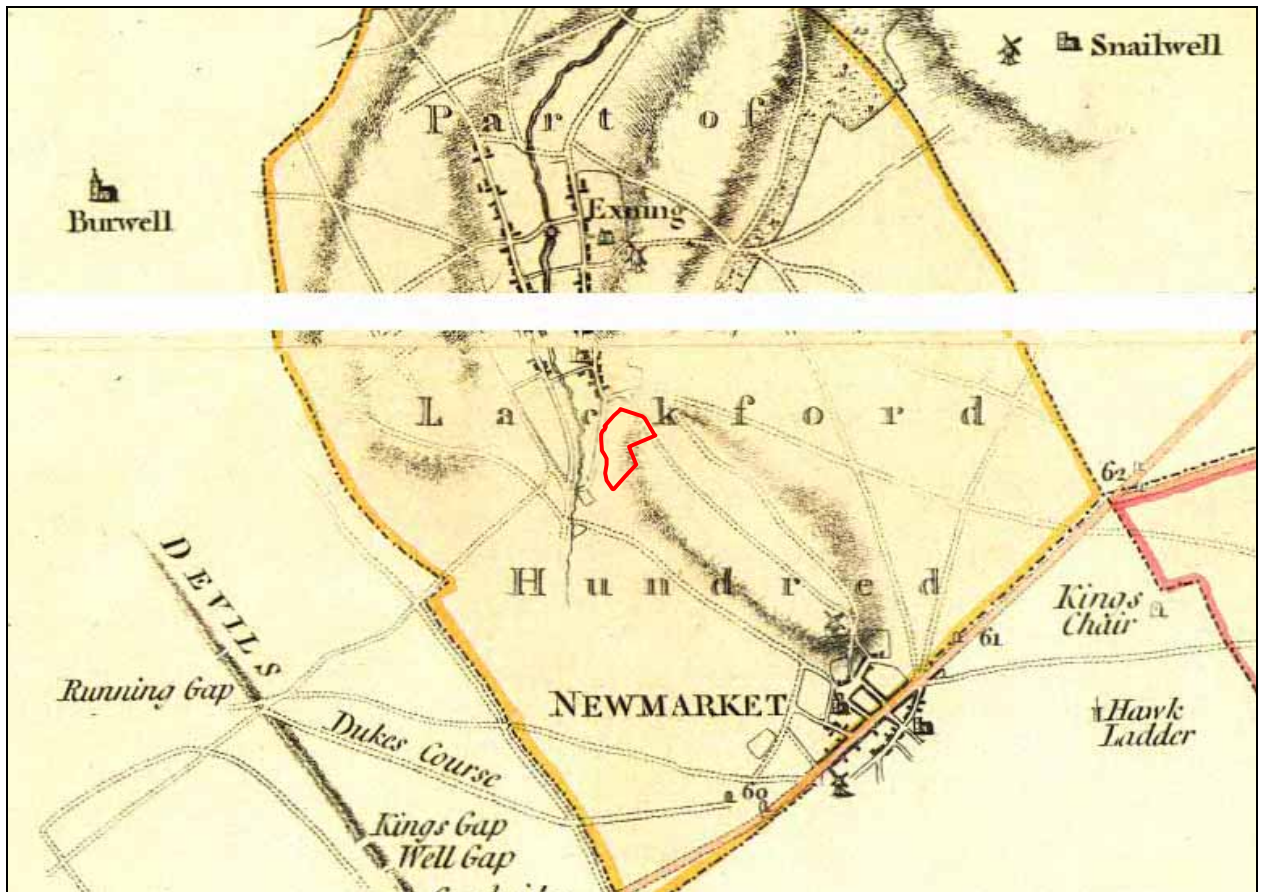


Figure 11. Location of the PDA on Hodkinson's map of 1783 (not to scale).

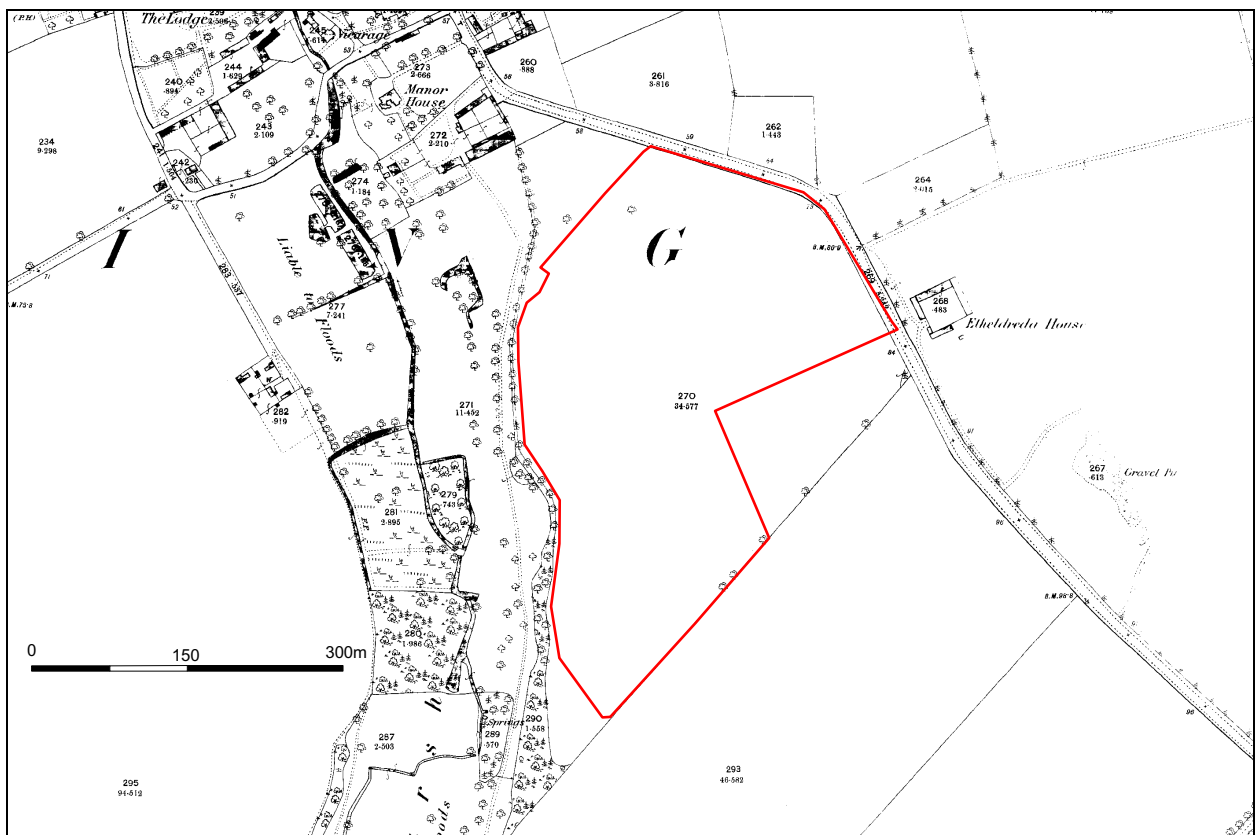


Figure 12. Location of the PDA on 1st Edition Ordnance Survey, 1886

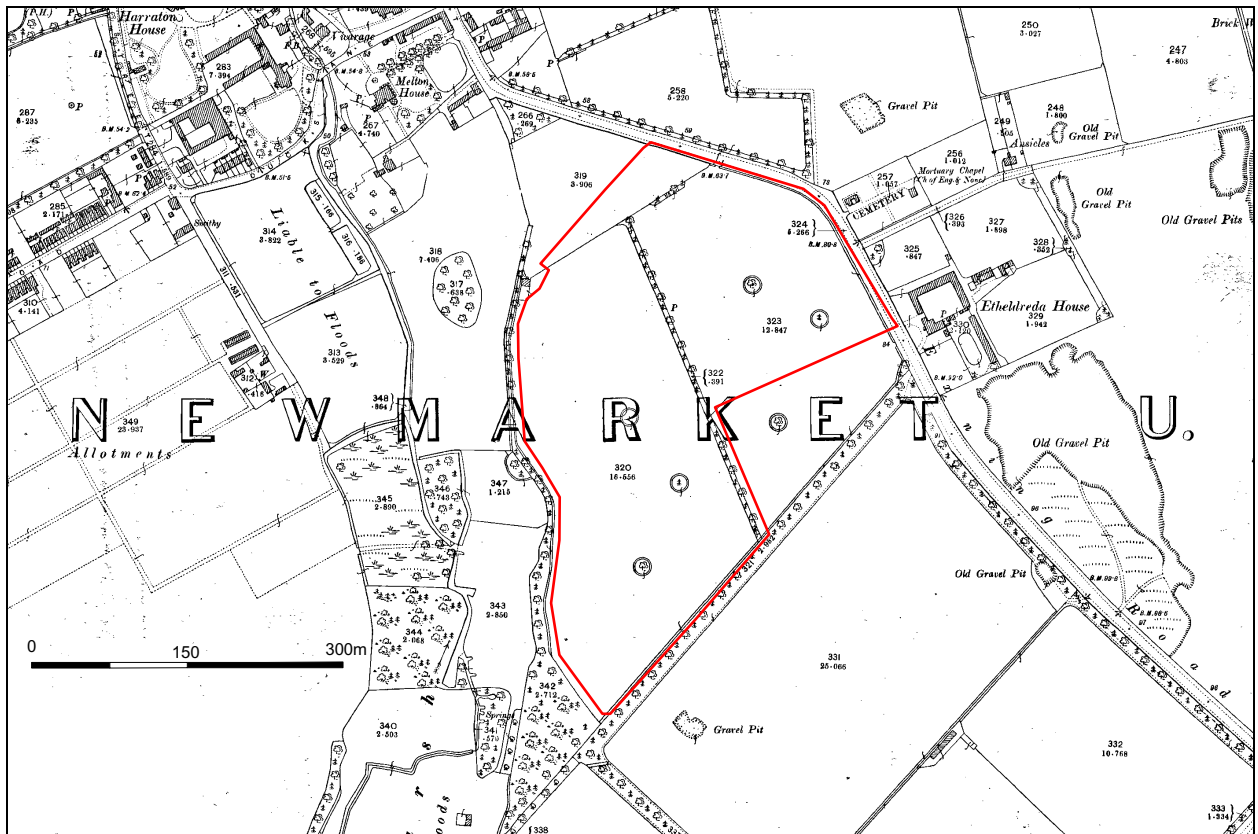


Figure 13. Location of the PDA on 2nd Edition Ordnance Survey, 1903

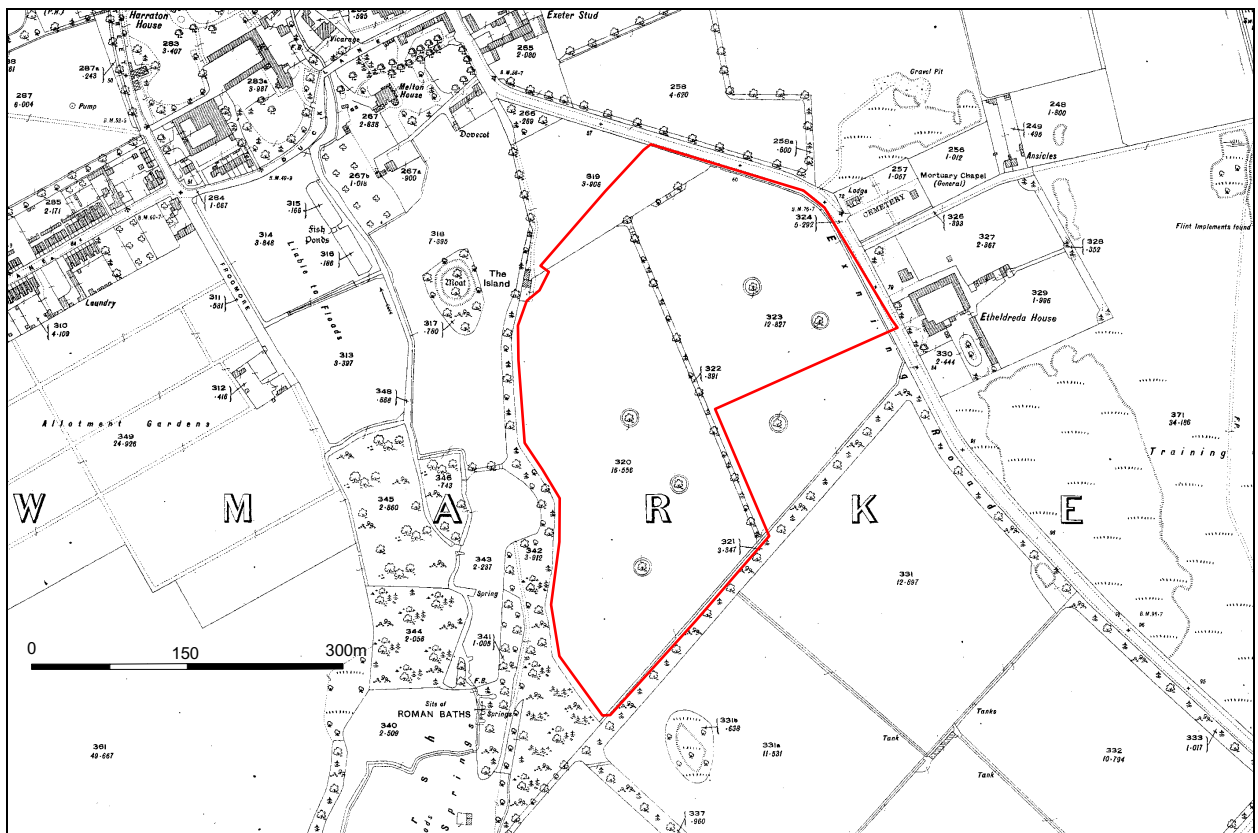


Figure 14. Location of the PDA on 3rd Edition Ordnance Survey, 1927

2.6 Site inspection

A visit to the PDA was made on 24/07/2012, to determine the presence of any factors likely to impact on the overall assessment of its archaeological potential.

As described above the site is open pasture, generally subdivided by wooden post and rail fencing. Tree belts and clumps are all at least 100 years old. Modern activity is limited to the gravel trackway from Exning Road to the central yard and stable barn, which amounts to c.0.38ha of the 11ha total.

The site inspection suggests that the PDA has only been subjected to a minimal level of below ground disturbance. The undulating topography of the PDA appears to be natural, there being no evidence of any modern landscaping. As the site has also been pasture since at least the mid 20th century, if not the late 19th century, the PDA is unlikely to have been submitted to any modern agricultural practices such as deep ploughing or drilling.

Photographs of the PDA taken during the site inspection are included in Appendix 4.

3. Assessment of impacts and effects

3.1 The archaeological potential of the PDA

Although the PDA lies in an area of high potential for archaeological deposits, as indicated by the surrounding spread of multi-period sites recorded in the Suffolk HER, there is only one site recorded within it, despite its 11ha size, this being a scatter of worked flint identified in a limited monitoring of the installation of a water pipeline at the northern end. However the PDA's recent past land-use as stud pasture means the site has not been subjected to any previous archaeological investigation, including fieldwalking or metal-detecting programmes (such as seen at EXG 051 and EXG 055 to the west or EXG 0053 and 0054 to the south) which could have been expected if the site had been arable farmland. The current lack of known archaeological deposits within the PDA therefore cannot be taken to indicate that the site is of low potential.

3.1.1 Prehistoric

Paleolithic and Mesolithic material has been recorded to south, east and west of the PDA, indicating that evidence of early prehistoric activity exists in the general area. A Bronze Age hoard and burials are known to have been found in the general area during the 19th century, possibly from quarry pits to south or east. Due to the large size of the PDA there is low/moderate potential for further early prehistoric deposits to exist.

Of principal interest is the potential Iron Age enclosure on Windmill Hill, c.600m to the north-east of the PDA. Although only a small section of ditch has been excavated the pottery assemblage recovered is of regional importance, being one of the largest known in Suffolk and indicates that a substantial domestic settlement lies in the immediate vicinity (EXG 082, Brudenall & Craven 2011). The PDA may lie within the hinterland of such a settlement, being situated on lower ground broadly between Windmill Hill and the watercourse/springs to the west, and therefore has moderate/high potential for associated Early Iron Age archaeological deposits to exist.

3.1.2 Roman

A substantial spread of known Roman sites lie to the west and south of the PDA, dating from the 2nd-4th century. To the south lie at least three wells of Roman date while to the west Roman material was identified at excavations at EXG 010 and the area of natural springs is reputed to have been used as baths. Where possible, on the areas of arable land amidst the various stud paddocks in the general area between Newmarket and Exning, metal-detecting or fieldwalking has frequently recovered Roman material. Together this evidence suggests a potential settlement situated near the water sources, although a general lack of archaeological fieldwork in the immediate area means that no firm evidence of this, other than the individual wells, has been identified. As fieldwalking/metal detecting has consistently identified Roman material in the area however the PDA is thought to have moderate/high potential for Roman archaeological deposits to exist.

3.1.3 Anglo-Saxon

Known Anglo-Saxon activity in the area is more limited, with a probable cemetery somewhere atop Windmill Hill to the north-east and a Late Anglo-Saxon hall building at EXG 052, with further settlement evidence at EXG 010 immediately to the west of the PDA under the A14. This occupation appears to be a precursor for the later medieval moated site 'The Island' and, as with the earlier Roman evidence, indicates that the watercourse and springs have been a focus for occupation in various periods. The springs are also possibly linked to two Anglo-Saxon saints. As this Anglo-Saxon occupation is on the eastern side of the watercourse there is moderate/high potential for associated archaeological deposits to extend into the PDA.

3.1.4 Medieval

The PDA lies just to the south-east of the medieval settlement core of Exning and medieval material has been metal detected in fields to west and south. A former Scheduled Monument 'The Island', a possible manorial site, once lay immediately adjacent to the site to the west. Post-medieval mapping also shows a roadway bordering the PDA on the western side, heading from Exning southwards to the springs/source of the watercourse, which could possibly date back to the medieval

period. Therefore there is moderate/high potential for associated archaeological deposits to extend into the PDA.

3.1.5 Post-medieval

Post-medieval activity in the area is again centered on the historic core of Exning to the north-west of the PDA. All of the listed buildings, with the exception of the parish church, are of post-medieval date and lie within the Conservation Area. Metal-detecting and fieldwalking has recovered post-medieval material from sites such as EXG 051 and 054 but these areas have probably been open fields since the post-medieval period and such finds probably largely derive from agricultural practices or casual loss.

A roadway is now known to have crossed the PDA from east to west but otherwise the PDA is shown on historic mapping as being open fields since at least the late 18th century. Apart from the possibility of identifying the roadway the PDA is therefore thought to have only low potential for post-medieval archaeological deposits.

3.2 Potential level of preservation of archaeological deposits

The main observation made during the site inspection was that the site has seen little modern disturbance, there being little change in layout for at least two centuries, and that the natural topography appears intact. The recent land-use of the site as stud pasture also suggests that the site has been protected from modern agricultural practices.

The north-west part of the site, towards the base of the natural slope and bordering the springs/watercourse area to the west may have considerable colluvial or alluvial deposits, potentially sealing archaeological deposits at depth. The PDA in this location appears to be well-drained however and the potential for environmental deposits is thought to be low.

Any archaeological deposits existing on the site therefore are likely to survive in a good/high state of preservation, potentially at a shallow depth below relatively thin topsoils.

3.3 Potential impact of development on the archaeological resource

As potential archaeological deposits may be well-preserved and at a shallow depth there is high potential for the proposed development of sports pitches and infrastructure to have a detrimental impact upon heritage assets of local or regional importance.

The level of impact will largely depend upon the level of landscaping required. Bearing in mind the sloping or undulating nature of much of the PDA it is assumed that there will be considerable groundworks to level the ground and probable stripping of topsoil across the site. Such works could totally remove shallow archaeological deposits, or seriously damage upper levels of deeper stratigraphy.

3.4 Potential impact of development on other heritage assets

While the PDA lies in close proximity to the Exning Conservation Area and a range of listed buildings it is wholly separated from these by the A14 which passes by the site atop an embankment bridging over Exning Road. The PDA has no line of sight to any of these heritage assets and the impact of the development will be minimal or non-existent.

4. Mitigation measures

The PDA has moderate/high potential for archaeological deposits of prehistoric, Roman, Anglo-Saxon or medieval date, which are likely to be well-preserved and at shallow depths. However, due to the PDA not having been subject to any systematic archaeological investigation the actual nature of any archaeological deposits present within the PDA is unknown.

Applicants for planning consent are reminded that national guidance recommends that potential archaeological sites are evaluated (fieldwalking and/or geophysical survey and/or trenching) prior to the determination of any application and that refusal of consent is an option to ensure that nationally important sites are preserved *in situ*.

Although at present there are currently no grounds to consider refusal of planning permission in order to achieve preservation *in situ* of any designated heritage assets such as Scheduled Monuments, or of important but non-designated heritage assets within the PDA, there is a possibility that the results of further archaeological investigation could lead to grounds to consider the refusal of permission in order to achieve preservation *in situ* of important archaeological deposits.

It is therefore recommended that further archaeological investigations to assess the nature and significance of any archaeological deposits present within the PDA takes place before consideration of any planning application.

The first stage of an appropriate archaeological investigation should be a systematic programme of evaluation trial trenching across the PDA, to identify and assess the extent, character, density and depth of the archaeological deposits present and to assess any damage caused by the previous land use of the PDA. Non-intrusive techniques such as fieldwalking and metal-detecting are of limited use on pasture. Geophysical survey of the PDA could be considered as a preceding stage to highlight any areas with potential features but field evaluation would still be required to establish date, depth etc of such features.

The results of an evaluation can then be used by the LPA's Archaeological Advisor (SCCAS/CT) to make any decisions regarding heritage assets in respect of any planning application, and determine the need and scope for preservation *in situ* , or excavation and preservation by record prior to development, which could be imposed by conditions on planning consent.

Consultation with the LPA and SCCAS/CT, should take place at the earliest possible opportunity, as archaeological investigations can have considerable time and cost implications. This consultation will determine the program of archaeological works that will need to be carried out.

Purchasers or developers of land should be aware that, until an evaluation is undertaken, it is usually impossible to define the extent of archaeological work that may be required on a site and equally difficult to calculate the likely cost and time implications. Bearing this in mind developers are strongly advised to undertake archaeological evaluations at the earliest opportunity to clarify the likely archaeological work required and its cost.

5. Conclusions/Recommendations

Through an examination of the Suffolk HER, aerial photographic survey, documentary and cartographic search and a site inspection, this DBA has set the PDA within its immediate archaeological landscape.

In general the topographic location of the PDA and the known archaeology of the surrounding area suggests that there is a moderate to high potential for encountering archaeological deposits of prehistoric to medieval date within the PDA, and that such deposits are likely to be well preserved and at relatively shallow depths.

Further archaeological investigation, beginning with a programme of trial trench evaluation to identify and assess the extent, character, density, depth and level of preservation of any archaeological deposits is therefore recommended prior to submission of a planning application.

Consultation with the LPA'S archaeological advisor, SCCAS/CT, is recommended at the earliest possible opportunity to determine the actual program of archaeological works required as archaeological investigations can have considerable time and cost implications for any development.

6. List of contributors and acknowledgements

This project was commissioned by Wilby and Burnett LLP on behalf of Mr G Lambton. The desk based assessment was carried out by John Craven, of SCCAS/FT, the documentary study by Anthony M. Breen, a freelance local history researcher and the aerial photographic assessment by Roger Palmer of Air Photo Services.

7. Bibliography

Brudenall, M. & Craven, J. A. 2011, *7 The Highlands, Exning, EXG 082*. SCCAS Report No. 2011/088.

Appendix 1. Brief and Specification

Economy, Skills and Environment
9–10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

Brief for a Desk-Based Assessment

AT

BRICKFIELD STUD, CEMETERY HILL, EXNING ROAD, NEWMARKET

PLANNING AUTHORITY:	Forest Heath District Council
PLANNING APPLICATION NUMBER:	To be arranged
HER NO. FOR THIS PROJECT:	To be arranged
GRID REFERENCE:	TL 622 650
DEVELOPMENT PROPOSAL:	Sports facilities
AREA:	11.00ha.
CURRENT LAND USE:	Greenfield
THIS BRIEF ISSUED BY:	Jess Tipper Archaeological Officer Conservation Team Tel. : 01284 741225 E-mail: jess.tipper@suffolk.gov.uk
Date:	28 May 2012

Summary

- 1.1 The developer has been advised that the location of the proposed development could affect important below-ground heritage assets of archaeological importance.
- 1.2 The applicant is required to undertake an adequate heritage asset assessment prior to consideration of the proposal, in accordance with a Written Scheme of Investigation. This information should be incorporated in the design and access statement, in accordance with paragraphs 128 and 129 of the NPPF (which replaced PPS5 in March 2012), in order for the LPA to be able to take into account the particular nature and the significance of any below-ground heritage assets at this location.
- 1.3 In this case, the applicant is required to undertake a desk-based assessment to establish the baseline information about this proposed development site. This is likely to lead to a programme of field evaluation (systematic field survey and trial trenching) to establish the particular nature and the significance of any

below-ground heritage assets at this location, which will need to be the subject of a separate Written Scheme of Investigation (WSI).

- 1.4 This WSI is not a sufficient basis for the discharge of the planning condition. The archaeological contractor must submit a copy of their WSI or Method Statement, based upon this brief of minimum requirements, to the Conservation Team of Suffolk County Council's Archaeological Service (SCCAS/CT) for scrutiny; SCCAS/CT is the advisory body to the Local Planning Authority (LPA) on archaeological issues.
- 1.4 The WSI should be approved before costs are agreed with the commissioning client, in line with Institute for Archaeologists' guidance. Failure to do so could result in additional and unanticipated costs.
- 1.5 The WSI will *provide the basis for measurable standards* and will be used to establish whether the requirements of the brief will be adequately met. If the approved WSI is not carried through in its entirety (particularly in the instance of trenching being incomplete) the evaluation report may be rejected.

Requirements for Desk-Based Assessment

- 2.1 Collation and assessment of the Suffolk HER to identify known sites and to assess the potential of the application area.
- 2.2 Collation and assessment of all cartographic sources, held in the Suffolk Record Office (and other appropriate documentary repositories) relevant to the site to identify historic (and current) landuse, the siting of old boundaries and any earlier buildings, as well as topography and geology. Copies of early maps should be included in the report.
- 2.3 Assess the potential for historic documentation that would contribute to the archaeological investigation of the site.
- 2.4 Re-assessment of aerial photographic evidence within a 500m radius of the site and, where relevant, replotting of archaeological and topographic information by a suitably qualified specialist with relevant experience at a scale of 1:2500 (residual errors of less than $\pm 2\text{m}$). Rectification of extant mapped features such as field boundaries and buildings shall be undertaken in order to give additional indication of accuracy of the transcription.
- 2.5 Examination of available geotechnical information to assess the condition and status of buried deposits and to identify local geological conditions. Relevant geotechnical data should be included as appendices to the report.
- 2.6 Ascertain whether there are other constraints on the site (e.g. SSSI, County Wildlife Site, AONB, etc).
- 2.7 A site visit to determine any constraints to archaeological survival.

Objectives for the Investigation

- 3.1 To collate and assess the existing information regarding archaeological and historical remains within and adjacent to the site. It is important that a sufficiently large area around the target area is studied in order to give adequate context and impact on the setting of any heritage assets; in this

instance an area with boundaries 500m beyond the parcel boundaries will be the minimum appropriate.

- 3.2 To identify any known archaeological sites which are of sufficient potential importance to require an outright constraint on development (i.e. those that will need preservation *in situ*).
- 3.3 To assess the potential for unrecorded archaeological sites within the application area.
- 3.4 To assess the likely impact of past land uses (specifically, areas of quarrying) and the potential quality of preservation of below ground deposits, and where possible to model those deposits.
- 3.5 To assess the potential for the use of particular investigative techniques in order to aid the formulation of any mitigation strategy.

Reporting and Archival Requirements

- 4.1 A comprehensive list of all sources consulted (with specific references) should be included in the report.
- 4.2 An opinion as to the necessity for further evaluation and its scope may be given, although the final decision lies with SCCAS/CT. No site work should be embarked upon until the need for further work is established and until a Written Scheme of Investigation has been approved in writing.
- 4.3 Following approval of the report by SCCAS/CT, a single copy of the report should be presented to the Suffolk HER as well as a digital copy of the approved report.
- 4.4 All parts of the OASIS online form <http://ads.ahds.ac.uk/project/oasis/> must be completed and a copy must be included in the final report and also with the site archive. A digital copy of the report should be uploaded to the OASIS website.
- 4.5 This brief remains valid for 12 months. If work is not carried out in full within that time this document will lapse; the brief may need to be revised and re-issued to take account of new discoveries, changes in policy and techniques.

Standards and Guidance

Standards, information and advice to supplement this brief are to be found in *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Occasional Papers 14, 2003.

The Institute for Archaeologists' *Standards and Guidance for Archaeological Desk-Based Assessments* (1999) should be used for additional guidance in the execution of the project and in drawing up the report.

Notes

The Institute for Archaeologists maintains a list of registered archaeological contractors (www.archaeologists.net or 0118 378 6446). There are a number of archaeological contractors that regularly undertake work in the County and SCCAS will provide advice on request. SCCAS/CT does not give advice on the costs of archaeological projects.

Appendix 2. Listed buildings within 1km of centre of PDA

The following descriptions are derived from the entries for each building on the National Heritage List for England website (<http://list.english-heritage.org.uk>).

List Entry Number: 1037629

3, OXFORD STREET

Grade II

House. C18. One-and-a-half storeys and attics, 2 windows. Red brick, colour-washed, with dentil eaves and parapet gables; the back wall of painted clunch. Concrete plaintiled roofs with hipped small-pane casement dormers; gable chimneys of red and gault brick. Windows with segmental arches and small-pane casements. C19 4-panelled entrance door.

TL6178965661

List Entry Number: 1037645

DOVECOTE 100M SOUTH-EAST OF ST. MARTIN'S CHURCH

(Formerly listed as Dovecote to South East of Melton House)

Grade II

Dovecote. C17 or C18. Square plan. Clunch rubble with dressed quoins and dentil eaves of red brick. Plaintiled pyramid roof with weather-boarded gablets. Boarded entrance door.

TL6220765396

List Entry Number: 1037646

THE YEWS, 13, CHURCH STREET

GRADE II

House. Early C19 with possible earlier core. 2 storeys, 3 windows. Painted brick, the side and rear walls rendered. Hipped slated roof; rear chimney of red brick. Small-pane sash windows with segmental-arched heads. Early C19 entrance doorway: 6-panelled door with oblong fanlight, reeded architrave, and flat canopy with moulded fascia.

TL6213165597

List Entry Number: 1037647

THE WHITE HORSE PUBLIC HOUSE (Formerly listed as No. 23 (The White Horse Public House)

GRADE II

Public House. Late C18. 3 storeys, 2 windows. Painted brick with parapet gables. Slated roof with gable chimneys of gault brick. Sash windows with gauged brick flat arches and small-pane sashes; horizontal sliding casements at second floor. An early C19 1-storey splayed bay with flat roof to right. Entrance doorway with blank semi-circular fanlight; C20 panelled and glazed door. An earlier C18 wing to left of one-and-a half storeys: rendered walls with dentil eaves; plaintiled roof with chimney of red brick and gabled dormer with sash window. A slate roofed C19 lean-to at the front with 2 windows and a door.

TL6210665774

List Entry Number: 1037648

STABLES COACH HOUSE AND BOUNDARY WALL TO GLANELLY REST, COTTON END ROAD

GRADE II

Stables and coach house. Early C19 with mid C18 core. 3 range around a court: a 2-storey stable block with loft above, a 1-storey stable range beside Cotton End Road, and a 1-storey coach house. Red brick, with C19 alterations partly in gault brick, the whole colour-washed red in C19. The 2-storey range has C18 parapet gables with tumbled-in brickwork and dentil eaves. Slated roofs with C19 gablet dormers of gault brick with small-pane casements; axial chimneys of gault and red brick. Sash windows to stables with flat arches of gault brick and small-pane sashes. Framed and boarded stable doors with oblong fanlights and flat arches. 4 pairs of doors to coach house ledged and boarded. In the stable a row of 5 stalls, complete except for mangers. A mid-C18 boundary wall attached to the stables continues 110 metres southwards along Cotton End Road; 2 piers of gauged red brick with limestone cappings are equally spaced along its length and the section of walling between them was added C19.

TL6211666007

List Entry Number: 1193748

GATES AND GATEPIERS 60M SOUTH OF THE GLANELLY REST, COTTON END ROAD

GRADE II

Gates and gatepiers, mid C18. Wrought iron garden gate with side panels and crown, all containing decorative wrought ironwork. The supporting gatepiers in finely gauged red brick with limestone cappings; on either side of the piers are short sections of ramped buttressing walling of red brick.

TL6222865876

List Entry Number: 1193773

COTTAGE AT DOG KENNEL YARD, COTTON END ROAD

GRADE II

House. Formerly pair of estate cottages, early C19. In the Gothick style. 2 storeys; 1 window each; a pair of gables facing Cotton End Road. Gault brick with red brick dressings. Pair of gabled roofs, slated, with open eaves and fretted undulating bargeboards with drop finials; central group of 4 octagonal chimneys of red brick on a square base. Windows of 2 and 3 lights, hood-moulded, the hood-moulds continuing as a string course at 1st floor level; splayed reveals and wrought iron small-pane casements. Framed entrance door with arched head and applied battens.

TL6209265993

List Entry Number: 1194440

14 AND 16, OXFORD STREET

GRADE II

House and shop. C18 with late C19 alterations. One-and-a-half storeys and attics; originally a 3-cell lobby-entrance house. Painted brick. Pantiled half-hipped roof with flat-roof dormers having sash windows; axial chimneys of red brick. No.14 has a C19 1-storey flat-roofed bay with sash windows, and 6-panel led entrance door. No.16 has a projecting late C19 shop front; dentil cornice with double console brackets and pilasters at each end; glazed C19 entrance door with etched lettering.

TL6177165745

List Entry Number: 1374827

BARN AT EXETER STUD 40 METRES EAST OF EXETER HOUSE, CHURCH STREET

(Formerly listed as Barn at Exeter Stud)

GRADE II

Barn. C.17. 4 bays. Painted clunch with brick quoins; diamond-shaped patterns of ventilation holes in red brick. Half-hipped pantiled roof with timber-framed weather-boarded gables. A pair of full height doors on south side at 2nd bay from western end. 3 bays defined by portal frames: arch braced tie-beams supported by free-standing posts just inside the external walls, on timber sole-pads. 9-bay roof, the bays unrelated to the portal frames: principal rafters with lower butt-purlins and upper clasped purlins, the latter with wind braces and collars. A hay loft inserted C20 into the west end. The buildings attached to the barn on 3 sides are not of special interest.

TL6226365488

List Entry Number: 1374828

CHURCH OF ST MARTIN, CHURCH STREET

Grade I

Church, mediaeval, restored c.1863. Nave, chancel, aisles and transepts on north and south sides, west tower and south porch. Rubble walls mainly rendered (the tower of flint rubble and some brick); dressings of clunch and limestone. Roofs mainly low-pitched and leaded, some with parapets; the chancel plain-tiled. In the chancel are fragments of lancet windows of C12 or early C13, and a C12 priest's door is said to be buried in the south wall. The tower c.1300, incorporating as a doorway lintel part of a possible Norman consecration cross. The original 2-light belfry openings were made redundant by larger openings when the top stage was added late C14, together with west doorway and 3-light window, and clasping buttresses. A timber bell turret with cupola roof was added C18. Apart from the chancel walling, most of the church was rebuilt early/mid C14. The lancets in the chancel are c.1300 (apart from the triple-lancet east window, a C19 introduction). The aisle and transept windows mid C14, with 2 and 3 lights, the transept end windows of 4 lights with net tracery. Most windows were heavily restored c.1863. The south chancel doorway was inserted C15, the north doorway is a C19 replacement in the C15 style. The south doorway and porch with parvise were added mid C14, heavily restored C19; on a quoin-stone is the scratch-date 1673. The nave arcades have octagonal piers with moulded capitals and bases; simply chamfered tower arch and chancel arch. In the chancel is a late C13 double piscina. In the south transept is an aumbry and a piscina with dog-tooth ornament (possibly late C13), also a rare but damaged late C14 double heart shrine, formed of 2 cusped arches with quatrefoil under an ogee arched head, and within are 2 hands holding a heart. In the north transept is an image niche, perhaps C14, and the rood-loft stairway. Beside the north doorway is a C15 image niche with traceried panel above. C14 octagonal limestone font. All roofs are ceiled with plaster, all except chancel were probably rebuilt c.1821. C17 altar rails in chancel. Early C18 pulpit with back and sounding-board. In the nave is a set of 15 C16 pews with linenfold ends, square-headed; in the aisles are 13 more, plain and heavily restored. In the north transept is a fine C15 stallfront with tracery and poppyhead ends. In the south transept floor is a C13 marble coffin lid. In the chancel is a simple C15 altar tomb, now without brasses. Below the east chancel window is a tablet to Robt. Peachey, Vicar, d.1702; by the west door another to John Huske, d.1713. In the north transept is a painted hatchment to Francis Robertson. In the south aisle are the arms of George II, and, on the gallery, of George III, dated 1817.

TL6214065513

List Entry Number: 1374829

GLANELLY REST (EXNING HOUSE) INCLUDING TWO ATTACHED GATEWAYS AND SECTION OF GARDEN WALL TO NORTH, COTTON END ROAD

(Formerly listed as The Glanelly Rest (formerly Exning House) under General)

Grade II*

Home for the elderly. Formerly country house; 1734, by Andrews Jelfe, altered and extended 1896 by Philip Webb. The original building to right, 7 bays with central 3 bays set slightly forward under a pediment; 3 storeys on basements. Red brick, reddened with fine white pointing. Limestone dressings; unmoulded strings at 1st and 2nd floors, rusticated quoins and modillion eaves cornice. Hipped slated roof and central chimneys of red brick. Windows with moulded limestone frames and small-pane sashes; altered C19. Prominent open former entrance porch of limestone: Corinthian columns supporting an enriched entablature with segmental arched pediment (the glazed screen inserted c.1896). A fine elliptical C18 staircase rising through 3 floors, with slender barley sugar pattern balusters, scrolled tread-ends and open string. At the rear a similar entrance doorway in limestone, with early C19 half-glazed panelled door; limestone steps and lion-head ornamented wrought-iron railings. The large extension of 1896 to left on 2 storeys with attics and basements, showing Renaissance influence with limestone quoins and parapets where it abuts the C18 building, but graduating to the Arts and Crafts style towards the kitchen end. Red brick slated and hipped plaintiled roofs. A variety of casements and sash windows. 2 storey entrance porch with pair of half-glazed oak panelled doors. The dining room has a fireplace, panelling, etc. typical of Webb's work. Attached to the rear, two fine mid C18 gateways, both having a pair of red brick gatepiers with limestone cappings, one pair surmounted by limestone urns; wrought iron gates with side-panels and crown. At the north end a high mid C18 garden wall of red brick extends for 40 metres with a short return southwards. Included as grade II* because a rare, almost complete example of a country house by Philip Webb.

TL6207066079

List Entry Number: 1374830

Location

THE MILL HOUSE AND WATERMILL, COTTON END ROAD

Grade II

Mill house and attached watermill. Late C18. House: 3 windows, 2 storeys and attics. Red brick with string course at 1st floor. Plaintiled roof hipped at right hand end, with chimneys of red brick; lead flat roofed casement dormers with small-pane sashes. Sash windows with flat arches of gauged brick and early C19 small-pane sashes. C18 entrance door with 6 fielded panels; oblong fanlight with radial glazing bars; flat lead-roofed semi-circular canopy with moulded fascia, on slender wooden Doric columns. A flat roofed

semi-circular bay window, 1 storey, at side elevation. Watermill: 2 storeys. Timber framed and rendered upper storey with herringbone pargetting; lower storey of clunch with gault brick dressings. Pantiled roof. Wooden 2- and 3-light C18 and C19 windows with small-pane iron casements. Boarded doors. Machinery removed apart from wooden upright shaft, spurwheel and crownwheel: both these gearwheels are of wood with compass-arm construction; the waterwheel was overshot, unusual in Suffolk. The mill is in poor condition with partial collapse.

TL6192865970

Appendix 3. Documentary and cartographic study

Anthony M Breen, July 2012

Introduction

The research for this report has been carried out at the Suffolk Record Office in Bury St Edmunds. The record office holds a deed of conveyance dated 12 February 1858 with an attached plan of this site, the previous owners were the Cotton family who had held lands in Exning from 1519 onwards. Amongst the various members of the family described in Copinger's 'Manors of Suffolk', Sir Charles Cotton the fifth baronet was an admiral who inherited the estates and manors in 1808. He died in 1812 leaving his widow Lady Philadelphia Cotton who died aged 92 in 1855 at Madingley Hall, Cambridgeshire now the property of the University of Cambridge. Before his death Sir Charles had purchased from his own son Sir Saint Vincent Cotton the lands depicted on the 1858 deed. Copinger states that Sir Saint Vincent Cotton had 'dissipated all his property' before his death in 1873. The main collection of family and estate papers for the Cotton family is held at the Cambridgeshire Record Office in Cambridge and the catalogue for this collection can be searched online through the record office's computerised index CALM. There are no early maps in this collection. Though records relating to Exning in the form of early deeds and manorial records date from the late fourteenth century it would be difficult to use this material to trace the earlier history of this site as the records held at Bury St Edmunds and described in this report do not contain earlier field names that could be used to identify the lands in the period before the enclosure award of 1812. The earlier landscape is depicted on a pre-enclosure map circa 1807 evidently prepared as part of the process of enclosing the parish but there is no detailed schedule for this map. The earlier road pattern in and around this site is shown on Hodskinson 1783 map of the County of Suffolk but not the earlier pattern of fields boundaries. The records held at Cambridge do contain significant details of earlier agricultural usage and land drainage but it is likely to be difficult to relate these details to this specific site.

Directories

'Brickfield Stud' is listed in the commercial trade directories for the first time in 'Kelly's Directory of the Counties of Norfolk and Suffolk' published in 1929, a B. Butcher was then named as the groom. This entry does not appear in the earlier edition of the same directory published in 1925-26. In 1937 'Rt. Jas. May' is listed as the stud groom.

Maps

The Suffolk Archaeological Service have supplied a copy of the 1886 1:2500 Ordnance

survey map of this site, then part of a single field of 34.577 acres numbered 270 on the map. The Newmarket Road is to the east of the field and the meadow lands to the west of the New River tributary are to the west.

The record office in Bury St Edmunds holds copies of the early editions of the 1:10560, (6 inch) Ordnance Survey maps showing the area of this site (sheet number XLII.NW). On the second edition of this map published in 1903 this site is shown subdivided into three smaller enclosures. Within these smaller fields or enclosures there are six small circular plantations of trees. A wider tree belt runs along the southern boundary. The brick works and 'The Brickfield (Training Ground)' is shown on the map to east of Ethelreda House and immediately to the west of Fordham road. The 1927 edition of the same map does not show any significant change within the area of this site. The brick works are not longer shown on the 1927 map and 'The Brickfield' is shown as heath land. A number of early archaeological finds are marked on this edition of the map including in the area to the south of this site; 'Roman Baths' and 'Human Remains Flint Implements Horn Pick Roman Pottery & Coins found since 1898'. No further changes within this site are shown on the 1938 provisional edition of this map.

There is no tithe map for Exning as the apportionment of the tithes into a fixed rent charge had been settled in the period 1807-1812 between the passing of the enclosure act and the award.

In the parish collection there is a reference book to a map of the parish dated 1845 (ref. FL 567/13/1) unfortunately the original map has not survived.

Though the existence of the 1845 reference book suggests that there was a parish map, it may not have been used for all official purposes. A schedule of fields listed in a deed dated 13 January 1852 (ref. HB510/2/2/18) describes the 276 acres then conveyed using the schedule numbers of the 1812 enclosure map. This conveyance was for the 'messuage formerly Exning Manor House' sold to John Dobede.

In this same collection there is a deed of conveyance dated 12 February 1858 with an attached plan showing this site (Fig. 1). The conveyance is between Philadelphia Letitia Cotton and John Dobede. She had inherited the estate after the death of her mother also Philadelphia Cotton on the 5 April 1855 who was the widow of 'Admiral Sir Charles Cotton of Madingley' The land is described in the deed simply as 'all that Freehold estate in Exning in the county of Suffolk with the appurtenances purchased by me of my son Sir Saint Vincent Cotton', evidently the son was named after the naval battle at Cape St Vincent. There is a schedule attached to the plan but the lands are described without their earlier field names (ref. HB 510/2/2/19). The numbers used on this plan are the same as those used in the 1845 reference book when this area was the property of Lady Cotton the widow of Sir Charles and the lands were tenanted to Frances and Charlotte Bryant. The reference book describes each field in the same terms as on the 1858 deed.

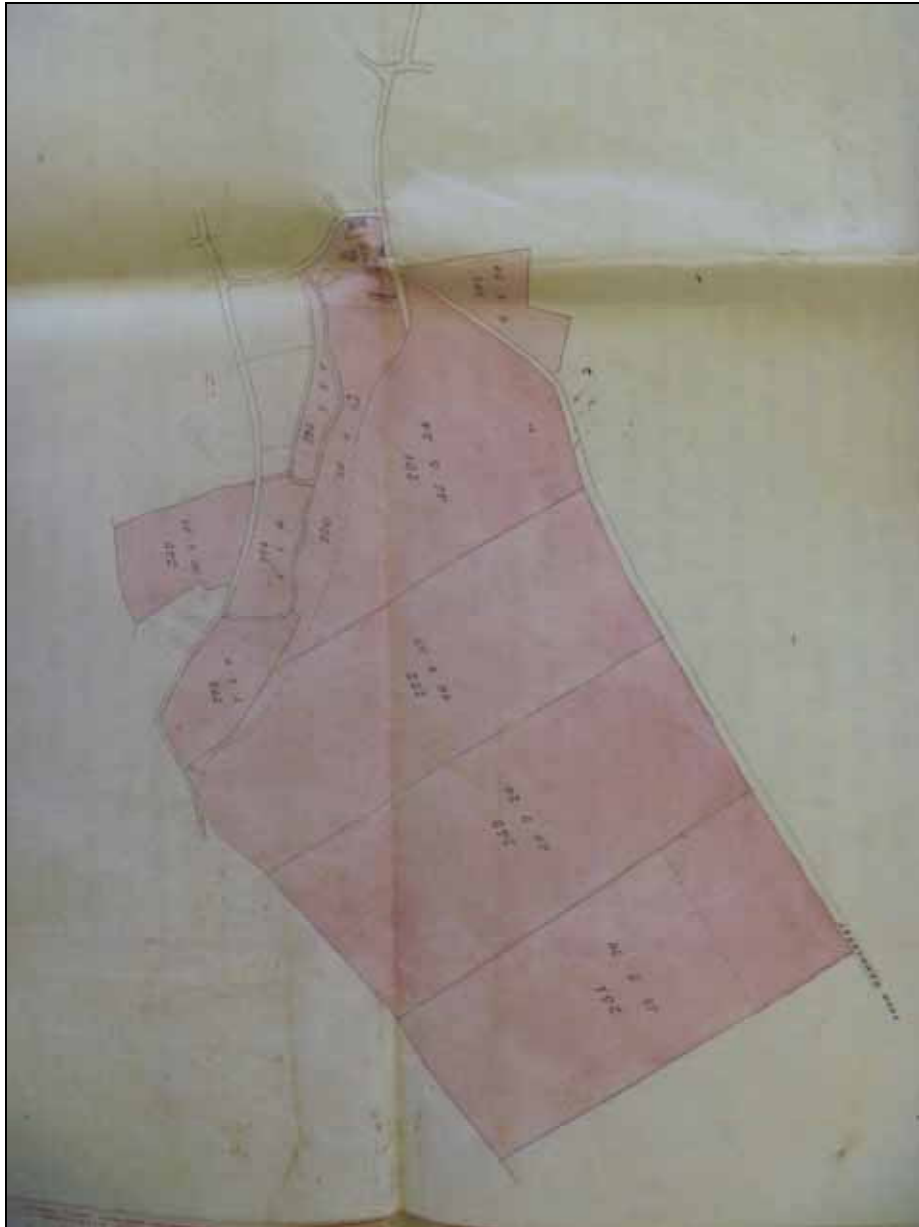


Figure 1. 1858 plan attached to a deed of conveyance (HB 510/2/2/19)

The 1807 enclosure act dealt not only with areas of common land but also the former open fields. Its purpose is stated to have been 'Whereas by reason of the intermixed state of the property belonging to the respective owners of the said open fields, commonable lands, heaths, commons and waste grounds, the same are not capable of being cultivated on the most profitable manner'. The payment of the tithes was settled both by the allotment of lands and through fixed payment for lands described as 'old inclosures'. The commissioners appointed under the act were empowered to make exchanges of lands between the respective owners. The only area of Exning excluded from the enclosure act and award was 'certain heath ground, at the west end of the town of Newmarket, which forms part of Newmarket race ground, and hath been used for the purposes of exercising, training and running horses thereon' (HB 510/7/1).

The land forming this site is shown on the enclosure map (Fig. 2) as part of a single field numbered on the map in red '91'. It is difficult to see this number, set a little way below the letter 'T' in Newmarket. This 1811 enclosure map is also orientated West-East rather than the standard geographic convention of North-South. The field is listed in a schedule attached to the map under lands allotted to Sir St Vincent Cotton. The field numbered in red 91 was the sixth allotment and was measured at 275 acres 2 roods and 31 perches. These allotments are described in the award as 'in lieu of and as a compensation for his open field lands and rights of common'. The allotment boundaries are described on page 58 of the award 'One other piece or parcel of land or ground containing two hundred and seventy five acres two roods and thirty one perches bounded on the south east by an old inclosure belonging to the said Sir St Vincent Cotton on the part of the west by an allotment to Robert Bryant on other parts of the north west the south and north east by old inclosures and the Mill Stream in Exning on other part of the north east by the Public Street in the village of Exning on the east and other part of the north east by the Conical Close on the other part of the north east by the Newmarket Road ...'. The description continues for a further half page (ref. EF 506/10/1).



Figure 2. 1811 enclosure map, orientated west-east (EF 506/10/1)

Shortly after the passing of the act a map of 'Exning parts of Snailwell, Newmarket St Mary and Burwell' was prepared (ref. M547/13). The map is not dated and it is presently catalogued as possibly 'Early 19th century' and possibly depicting 'Sir Charles Cotton's estate'. It is part of a small collection of nineteenth century maps mainly relating to parishes in west Suffolk originally deposited at the West Suffolk Record Office before 1974. There is no separate schedule for this map. The style of the map is very similar to another pre-enclosure map for Mildenhall (ref. Q/RI30A) also produced in about 1807. This important map shows in detail the changes in the landscape that were the result of the enclosure process.

On this map (Fig. 3) the most significant features are the lines of the two 'old roads' that crossed close to and over this site. One of these roads runs north-south and parallels the area of the 'Mill Stream' to the west. A line of trees marked on the first 1886 edition of the 1:2500 Ordnance survey map may represent this former road line. This road does not continue southward for any great distance but ends abruptly a little way to the south of this site. The second road that runs in a curving line from the road to the west crosses this site to the point where the present Newmarket Road curves from a south-easterly direction to a more southerly course just to the north west of Etheldreda House. The course of the present road is marked on the map but this appears to have been a later addition. The fields in this area are numbered on the map but not identified with a field name. Elsewhere on the map fields names like 'Great South Field' and 'Brayden Field' formerly 'Brakendenfield' can be found in earlier medieval records for Exning held at the Cambridgeshire Record Office. The owner of the fields at the northern end of this site is identified on the map as 'Sir C. C.,' Sir Charles Cotton though the land was later awarded to his son. Other fields are identified as the property of Jeremiah Bryant. The name of Sir Charles Cotton followed by a total acreage of 275 acres 2 roods 31 perches entered above the Roman numeral XVI is a later addition to this map.

The same road pattern is shown at a much smaller scale on Joseph Hodkinson's 1783 map of the County of Suffolk (Dymond pub. SRS 1972).

Conclusion

The records held at the Cambridgeshire Record Office are highly likely to contain significant details of the earlier land use and patterns of agriculture in Exning, however the lack of earlier field names on the enclosure map, pre-enclosure map and on the 1858 deed plan would make a search for site specific records difficult.



Figure 3. Pre-Enclosure map of Exning circa 1807 (M547/13)

References

Ordnance Survey Maps

1:10560 Ordnance Survey Map Second Edition, pub. 1903

1:10560 Ordnance Survey Map Third Edition, pub. 1927

1:10560 Ordnance Survey Map Provisional Edition, revised survey 1938

Record Office

FL 567/13/1 Reference book to a map of the parish 1845

HB 510/2/2/18 Deed Freehold Messuage and pleasure grounds with 2 farm homesteads and 248a 1r 36p in Exning 13 January 1852

HB 510/2/2/19 Deed Conveyance of a Freehold Estate in Exning, Miss Cotton to John Dobede 12 February 1858

EF 506/10/1 Enclosure Map and Award Exning 1812

M547/13 Pre-Enclosure map of Exning circa 1807

HB 510/7/1 Printed Copy of 'An Act for Inclosing Lands in the Parish of Exning ... 1807'

Printed Material

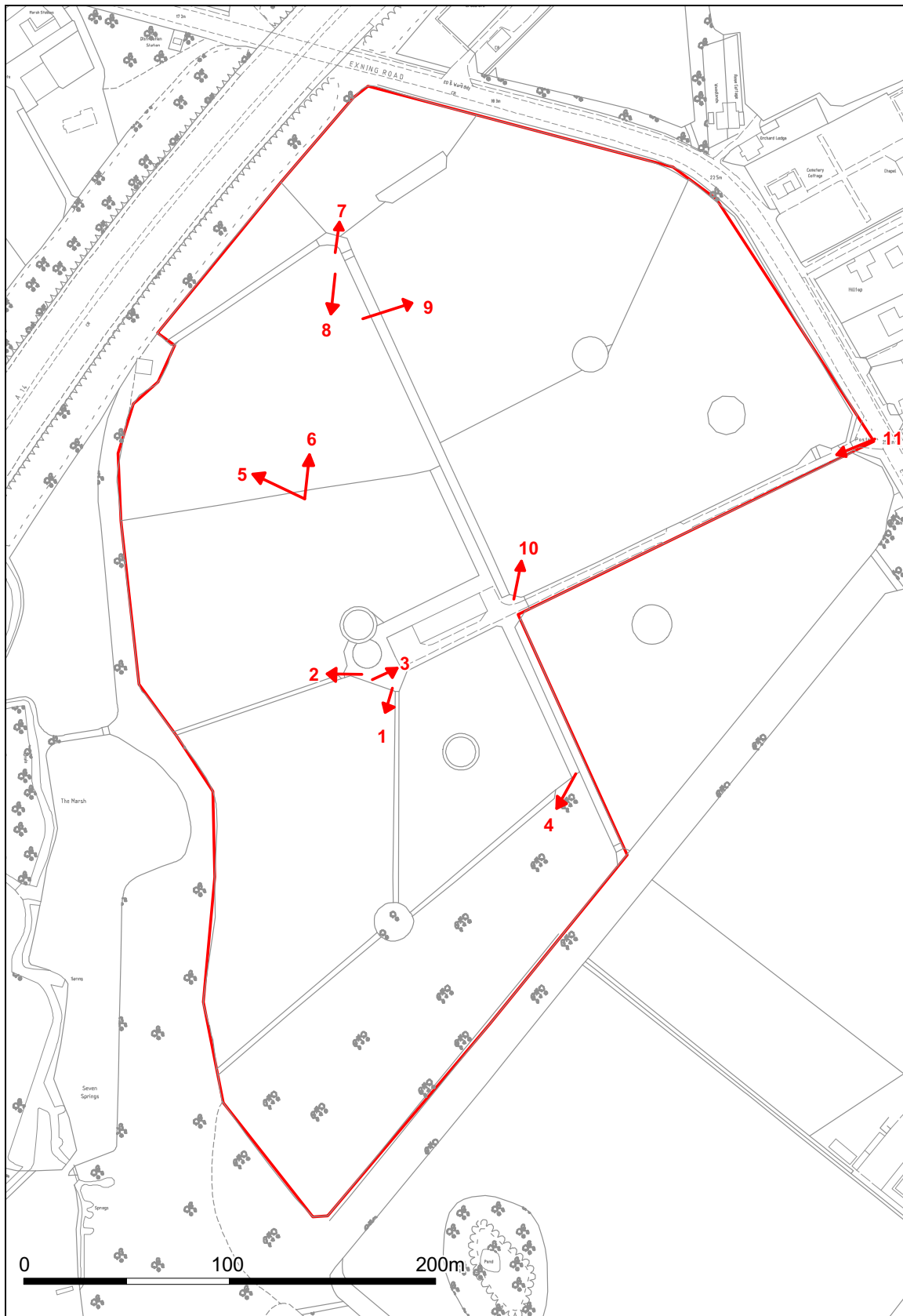
William Copinger 'Manors of Suffolk Notes on their Devolution The Hundreds of Hixne, Lackford and Loes' Vol. 4, Manchester 1909

D. P. Dymond 'The County of Suffolk Surveyed by Joseph Hodskinson ... 1783', re-published Suffolk Record Society Vol. XV 1972

Kelly's Directory of Suffolk 1937

Kelly's Directory of Norfolk and Suffolk 1929

Appendix 4. Site inspection photographs



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Figure 1. Photograph locations and direction of view



Photo 1



Photo2



Photo 3



Photo4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

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